

May 9, 2019

Tarzana Plaza Condominiums Association Homeowners

**Re: Tarzana Plaza Condominiums Association v. Saal, et al.  
Case Number LC106595  
May 14, 2019 Meeting with the Court - 3:00 p.m.**

Dear HOA Members:

In preparation for the 3:00 p.m., May 14, 2019 meeting with the Court, and in accordance with the Court's March 28, 2019 ruling, the Court has approved the agenda below based on the submission of letters and information from various individuals.

**AGENDA:**

- a. Enjoin certain individuals from interfering with the Receiver and the other owners;
- b. Unless an injunction is issued, the bills for the HOA will increase, the building will deteriorate, and the value of individual units has and will continue to decrease;
- c. There are not enough funds for the HOA to pay its bills and make necessary repairs, in part, due to payment of legal fees;
- d. The building needs a roof, there are ongoing leaks, a new boiler is needed, reserves need to be established, mold exists, and services have been reduced due to a lack of funds;
- e. Ex parte applications are wasting valuable time, money, and resources;
- f. Receiver and legal fees have increased due to the actions of certain individuals;
- g. The ability of owners to sell units has been impacted;
- h. It is unfair for the monthly dues to be the same for all units regardless of their size; and
- i. All notices should be sent by the Receiver by US mail as not every owner is able to access the internet.
- j. Court ruling re new CC&R's.

Sincerely,



Stephen J. Donell  
Receiver