

What's the difference between a \$5.00 wax ring and a \$5,000.00 wax ring? Good Governing Documents!

1

Notice from Downstairs Neighbor

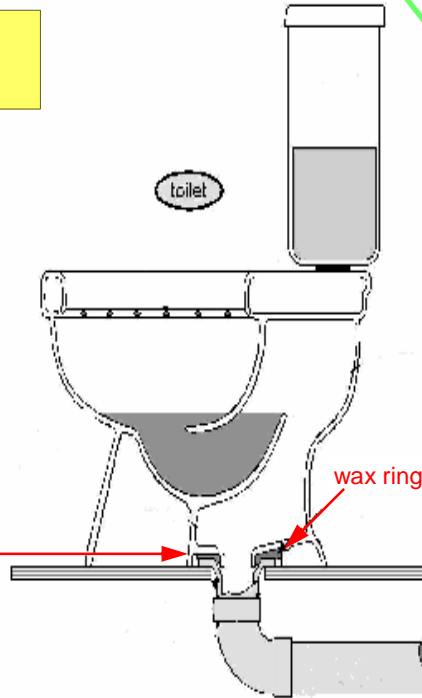
Dear Neighbor: May 23, 1999
We recently noticed some that the ceiling in our living room is staining. Apparently, there is a water leak coming from somewhere in your bathroom. ... water leak coming from bathroom ...
I'm sure your insurance company will want to come and take a look at what repairs need to be made. We look forward to hearing from you.
Sincerely,

... water leak coming from bathroom ...

\$5.00 Wax Ring

2

Association Investigation & Claim for Reimbursement



Flushing Meadows HOA
6/15/99
Dear Owner:
The Association has determined the cause of the ceiling leak in the unit below yours to be a worn out wax seal in your master bath toilet. Attached you will find a copy of our report, along with an invoice for repairs.
Association no later than 30 days from the date of this letter.
Sincerely,
FMHOA Board of Directors

Attached you will find ... an invoice for ceiling repairs ...

3

Owner's Attorney Response

Doocy, Cheatum & Howe
Shark Plaza
New York, NY 10020
(212) 444-5678
(212) 444-9012 Fax

July 1, 1999

Flushing Meadows HOA
Board of Directors
c/o T. Tank, Manager
Via fax: 415-532-4909

Re: Claim for Ceiling Damage

Our interpretation of the documents indicates that it is the Association's responsibility. . .

We respectfully deny your claim for reimbursement.
Sincerely,
DCH

4

ADR Demand

Request for Resolution
Most disputes regarding the enforcement of governing documents involving Association members/residents and/or the Association are required to be resolved (or an attempt to resolve must be made) using Alternative Dispute Resolution methods. This is a Civil Code Section 1354 requirement. A full copy of the statute is attached.
TO _____, Responding Party:
You are hereby notified that we have a dispute regarding:

We request that you agree to submit to the following method of Alternative Dispute Resolution using the indicated service provider:

Pursuant to Civil Code section 1354, you are required to respond to this Request no later than _____ (30 days from the date of receipt), or it will be deemed rejected. We may then pursue this claim against you in a Civil Court of Law, and the Court may consider your rejection of this request in awarding costs and fees.
Date: _____
Initial: _____
Name: _____
Address: _____
(See Reverse for Proof of Service)
I/We agree to participate in the above-described Alternative Dispute Resolution using the above-indicated ADR provider.

You are hereby notified that we have a dispute ...

6

Association Legal Fee Invoice

Association Advocates
A Professional Law Corporation
Flushing Meadows HOA
Board of Directors
c/o T. Tank, Mgr.
STATEMENT FOR SERVICES RENDERED
Re: Defense of Repair Reimbursement

Total Fees & Costs Due: \$5,353.50

Ltr to DCH 1.0
10/20/99 Prop demand for ADR 1.0
11/1/99 Meeting w/ T.Tank 1.0
11/5/99 Prep for arbitration, rev files 2.5
11/25/99 Attend arbitration 4.0
12/1/99 Ltr from DCH
12/3/99 Tc DCH, follow up ltr
12/7/99 Rev Small Claims complaint

5

Small Claims Complaint

Small Claims Complaint Form
Case No. _____
Defendant's Name _____
Plaintiff's Name _____
Address _____
City/State/Zip _____
Telephone _____
Court _____
Cause of Action _____
Amount Sought \$ _____
Date of Filing _____
NOTICE: You are being sued ...