

pgrundke

From: "Howard Mayling" <howard@carolique.com>
To: "Pam Grundke" <pgrundke@dslextre.me.com>
Sent: Monday, February 26, 2007 2:17 PM
Subject: plumbing, et. al.



February 26, 2007
Rewrite for a meeting address. (More stuff)

Original letter date: June 27, 2006
2370 Via Mariposa W. #1A
Laguna Woods, CA 92637
(949)829-0535

Laguna Woods Globe
P.O. Box 2068
Laguna Woods, CA 926254

RE: Indoor Waterfalls

For the fifth time in less than three years, our condo had a major in-wall leak. One soggy, moldy wall and part of the ceiling were removed on June 15th. The sink now leans against one wall. The large mirror, pictures, medicines, and vanity contents fill our small living room floor. Contents of a closet were damaged. Repairs cannot start until the inspector comes. Our name is on a very long list of residents waiting for him. Previously, repairs took two to three months. Neighbors report similar waiting time. For ten of the last 34 months, our home and lives have been disrupted. Now it is happening again.

The above mentioned problem took three months to finish, mostly waiting for the crew to come back and put the wall back in. It cost me \$800, and I painted it myself. And then it happened only with daily calls to maintenance. They said that they pulled our job out of the middle of a pile to get it done that fast. There is that much needing repair that they are four months behind, and they won't add staff or change management???????? I saw board members on TV telling us of the fabulous service

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they got from PCM. That was when they were running for elections! I have heard stories (from inside sources) that tell of residents in LWVillage that have had plumbing from the sewer lines back up once a month for years. I discounted them then, but now.....

Monthly association fees are skyrocketing. We are spending money on clubhouses for the few, while our aging, moldy, manors face major plumbing problems with financial costs now shared with condo residents (\$1500 for one neighbor's portion.) The next leak and cost could be yours.

In a recent letter to the newspaper, a former board member labeled residents concerned with spending priorities as "inmates of the asylum". I guess I'm one. To me, replacing work installed just last year doesn't solve the problem. What will? I was in the admin building, and there was a map of the proposed razing of the stables and building of a new commercial area. A resident was voicing his complaint about it, and the woman behind the counter made a remark about nobody else complaining about it, and implied that those who do are part of the lunatic fringe. The staff seems to believe Mr. Johns.

The board seems focused on attracting more prosperous residents, ignoring needs of current residents, many on fixed incomes. If we don't solve the plumbing problems, sales ads will read, "NEW CLUBHOUSES, and manors with kitchen and bathroom waterfalls and wading pools". That's the Village's new version of "Resort living, California style".

Sincerely,

Howard Mayling

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