

*Sent: 8/8/2013 8:33:11 A.M. Eastern Daylight Time
Subj: Re: G-3 Brookside*

I have not received an answer to my email below. As mentioned numerous times in the past, your tenant has lots of people living over there, and frequent arguments and disturbances are the rule rather than the exception.

Last night a murder occurred in that apartment.

When can you get these people out?

What can you do to assure us that you will be placing problem-free tenants in the future? This is completely unacceptable, and you need to do something about your rental application policies.

If you want to sell your units, I might be interested in buying them just to make this problem go away.

In a message dated 8/5/2013 8:03:13 A.M. Eastern Daylight Time

From Eric Plow:

Got another complaint yesterday, and I heard a lot of shouting and yelling also. when are they moving out?

*Sent: 7/13/2013 8:44:51 P.M. Eastern Daylight Time
Subj: G-3 Brookside*

TO CASA:

I have been out of town for two weeks. Today (Saturday), the 2nd day of my return, I was working at Brookside and heard yelling and carrying on at G-3 for several hours. At one point 2 men emerged from the unit and started screaming at each other in the parking lot. I was going to call the police, but one of them walked away after a couple of minutes.

I only mention this FYI. I figure it's a moot point now since you've agreed to not renew G-3's lease. I am just mentioning this since you said you wanted to know of any future incidents.

It is my sincere hope that you will screen future tenants very carefully to ensure they are capable of living as good neighbors in a multi-family neighborhood.

*Thanks,
Eric Plow*

*Sent: 5/24/2013 8:06:47 P.M. Eastern Daylight Time
Subj: G-3 Brookside*

Ms. Brown,

I was working late this evening, and when I was in the parking lot in the top row (H/I) buildings, I could hear your tenants in G-3 carrying on very loudly in their apartment. This is approximately 7:50 PM.

Noise violations fall under 2 categories:

- a) violation of city ordinances, which is a police matter*
- b) violation of community rules, which is a civil violation.*

A tenant is in violation of their lease under both (a) and (b), i.e. police do not have to be called for civil noise violations.

Noise that can be heard in the parking lot 200 yards from an apartment is clearly a civil violation, but is not a violation of city ordinances. I will not call the police and waste their time for a matter like this because there is nothing they can or will do.

This is certainly not nearly as bad as many of their previous noise problems and fighting, but considering the fact that your tenants have been (hopefully) warned about the noise problems numerous times, this should serve as a demonstration that your tenants are not getting the message.

*Sent: 5/9/2013 9:46:12 A.M. Eastern Daylight Time
Subj: Re: G-3 Brookside*

Your tenant spoke to me again and still disclaims any knowledge or responsibility. She did mention that she has been there almost a year, so I am assuming her lease expires soon. Please make sure she goes month-to-month henceforth until this issue is resolved.

*Sent: 5/8/2013 6:08:33 P.M. Eastern Daylight Time
Subj: Re: G-3 Brookside*

Arenetta,

Regarding the moving truck I mentioned to you yesterday, it turns out it belongs to the tenant in G-2 (next door to G-3) who is moving out. This property is owned and managed by Louise Beck. She is aware of all the problems emanating from G-3, and I believe she may be in contact with you about her concerns. On another matter, when is the lease from G-3 up? We have plenty of evidence and police reports from the past to support an eviction, but if her one-year lease is up in the relatively near future, the board might be willing to accept a promise from you to not renew her lease. This would spare the cost and hassle of an eviction.

*Thank you,
Eric*

In a message dated 5/8/2013 5:05:00 P.M. Eastern Daylight Time,

Our staff have communicated with the tenant. We were informed that she was not involved in an incident over the weekend. Without proper evidence (police report) showing the tenant was in violation of the lease, we are not able to terminate her lease agreement.

Thanks

*Arnetta Adams-Brown
Housing Director*

*Sent: Tuesday, May 07, 2013 5:43 PM
Subject: Re: G-3 Brookside*

I will be glad to testify in court as to what I have witnessed, and I can also present copies of all the police reports. May I remind you that the Board of Directors has the authority to fine unit owners \$100/day if they do not enforce their leases. We simply cannot have this kind of disruptive activity going on at Brookside. Your tenants have been given numerous "final chances" to correct their behavior.

I will extend to you one final opportunity to voluntarily take steps to remove these tenants from the property. I will cooperate and testify in a court action if they do not move voluntarily and if you need to evict them. If you do not voluntarily take these steps, we will have to escalate this matter.

In a message dated 5/7/2013 5:18:21 P.M. Eastern Daylight Time,

Hi Eric,

Thank you for the updated information. Our staff have discussed your concerns and will communicate with the tenant. Unfortunately, we are not in the position to ask her to leave as she is in the middle of a lease agreement and CASA nor Brookside Apartments have evidence (that can be presented in court) of a lease violation. We are taking all of your concerns very serious and will make sure the tenant is aware of the concerns.

Thank you

*Arnetta Adams-Brown
Housing Director*

*Sent: Monday, May 06, 2013 10:48 AM
Subject: Re: G-3 Brookside*

From Eric Plow:

I wish the lady had filed a police report but she didn't. She is an elderly lady who doesn't even know these people and has no ax to grind. She just informed me because she "thought I should know what's going on". She said she is happy to talk with you, but she said the disturbance was pretty bad, during which every 4 letter word in the book was yelled numerous times.

In a message dated 5/6/2013 10:38:59 A.M. Eastern Daylight Time,

Thank you, Eric!

I am discussing the CASA response with Arnetta, and either she or I will get back to you with communication later today. As you would suspect, we are trying to get our arms around the cause of the incident, and the associated tenant actions. We will likely request additional information from creditable sources. Was there a police report filed?

We appreciate your interest in requesting a timely response from CASA.

Best.

Jim

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*James L. Eichel
Orange County Property Manager, CASA*

*Sent: Monday, May 06, 2013 9:49 AM
Subject: G-3 Brookside*

TO CASA:

I regret to inform you that, on behalf of the Brookside board of directors, we must ask you to give us a firm date by which you can remove the tenants in G-3, either by their agreement to voluntarily move, or by eviction.

After a couple of weeks of relative calm, a major fight broke out Saturday night which spilled out into the parking lot. The fight lasted at least 15 minutes and was quite intense. The person who reported it to me said she is glad to speak with you about what happened if you can keep her name confidential.

Please respond at your earliest convenience.

*Sincerely,
Eric Plow*

Correspondence stretches back to February 2013 when Eric Plow reported a domestic disturbance to CASA.

*Sent: 2/11/2013 10:05:13 P.M. Eastern Daylight Time
Subj: G-3 Brookside*

TO CASA:

Attached please find 3 attachments regarding a domestic disturbance at G-3 Brookside Condos on Feb. 7:

- 1) Report concerning Tony Dickerson, where he was hit on the head with a bottle, suffering severe bodily injury*
- 2) Arrest report of Angela Gilmore for assault with a deadly weapon, inflicting serious bodily injury*
- 3) The mug shot of Angela Gilmore who resides in that apartment.*

In the absence of any mitigating circumstances, we are hereby requesting that you remove this tenant from Brookside within 30 days. If you need more time, let us know how much time you need. If you believe that circumstances warrant giving

this lady another opportunity to live at Brookside in a peaceful manner, please email your justification to the Board of Directors (copied in this email) within 5 days.

Thank you in advance for your cooperation.