

1605 East Central Road
Unit 106A
JPMorgan Chase Bank, National
Kenneth B Phelps
a/k/a Kenneth Blair Phelps

Complaint Filed On: 02/09/2012
File No: 212005.006
Case No: 12 CH 4638

Related Cases:
Opposing Counsel: 630-794-5300
Gentlemen

Lien Dates:
Assn. Served 02/16/2012
Answer Due 03/16/2012
Answer Filed

Judgment Dates:
Entered 03/21/2013
Redemption 06/28/2013
Sale
Confirmed

Lien Amounts:
Assn. Lien \$0.00
Judgment Amount \$138,544.60
Sale Amount \$0.00
Amount Paid \$0.00

Date Closed

Comments:

02/16/2012(SVA) Accept and receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review.
02/16/2012(MER) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 02/17/2012(SVA) Email from manager indicating the resident is current on his assessments, monitor foreclosure on the unit. 02/17/2012(MER) Monitor status and track progress of foreclosure case filed against unit owner (includes telephone calls with client and lender's counsel). 04/02/2012(EM) Receive notice that case management is set for 04/11/12; docket same. 04/13/2012(EM) Telephone call to lender's counsel and nothing is scheduled; pre-judgment. 06/11/2012(EM) Telephone call to lender's counsel and nothing is scheduled; pre-judgment. 10/11/2012(EM) Telephone call to lender's counsel and nothing is scheduled; pre-judgment. 12/13/2012(EM) Telephone call to lender's counsel and nothing is scheduled; pre-judgment. 02/15/2013(EM) Telephone call to lender's counsel and judgment is set for 03/27/13; docket same. 02/25/2013(EM) Receive notice that judgment is set for 03/27/13. 04/03/2013(EM) Telephone call to lender's counsel and judgment was entered on 03/27/13 in the amount of \$138,544.60; redemption expires 06/28/13 and no sale date is set yet; docket same. 05/29/2013(EM) Telephone call to lender's counsel and file is on hold due to loss mitigation. 07/16/2013(EM) Telephone call to lender's counsel and file is on hold due to loss mitigation

1615 East Central Road
Unit 110B
Bank of America, N.A.
Sergio Ruiz & Rachel Ruiz
aka Rachel Rodriguez

Complaint Filed On: 07/26/2012
File No: 212005.014
Case No: 12 CH 28757

Related Cases:
Opposing Counsel: 630-794-5300
Gentlemen

Lien Dates:
Assn. Served 08/07/2012
Answer Due 09/06/2012
Answer Filed

Judgment Dates:
Entered
Redemption
Sale
Confirmed

Lien Amounts:
Assn. Lien \$0.00
Judgment Amount \$0.00
Sale Amount \$0.00
Amount Paid \$0.00

Date Closed

Comments:

08/07/2012(SVA) Receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review. 08/07/2012(MER) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 08/08/2012(MER) Monitor status and track progress of foreclosure case filed against unit owner including telephone calls with client and lender's counsel. 09/17/2012(EM) Receive notice that case management is set for 09/27/12; docket same. 10/05/2012(EM) Telephone call to lender's counsel and nothing is scheduled; pre-judgment. 12/07/2012(EM) Telephone call to lender's telephone call from unit owner regarding foreclosure monitoring fee and explained it is not a recurring monthly charge. 12/07/2012(EM) Telephone call to lender's counsel and nothing is scheduled; pre-judgment. 12/26/2012(EM) Received notice that Plaintiff's Motion for Service by Special Order of the Court is set for 1/11/13. 01/24/2013(EM) Telephone call to lender's counsel and nothing is scheduled; pre-judgment. 03/15/2013(EM) Telephone call to lender's counsel and file is on hold due to loss mitigation. 04/17/2013(EM) Telephone call to lender's counsel and file is on hold due to loss mitigation. 06/05/2013(EM) Telephone call to lender's counsel and

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the file is in the process of being dismissed.

1405 East Central Road
Unit 3168
M&T Bank
Monika Pandala

Complaint Filed On: 10/31/2012
File No: 2:2005-017 12 CH 39890

Related Cases:
Opposing Counsel: 312-346-9088
Pierce & Associates

Lien Dates: Assn. Served 11/05/2012
Answer Due 12/05/2012
Answer Filed

Judgment Dates: Entered 04/13/2013
Redemption 07/19/2013
Sale 07/22/2013
Confirmed

Lien Amounts:
Assn. Lien \$0.00
Judgment Amount \$194,595.69
Sale Amount \$0.00
Amount Paid \$0.00

Comments:

11/05/2012(SVA) Receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review 11/07/2012(MFR) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 11/07/2012(MFR) Monitor status and track progress of foreclosure case filed against unit owner including telephone calls with client and lender's counsel. 12/19/2012(EM) Receive notice that case management is set for 12/31/12; docket same. 01/11/2013(EM) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 03/15/2013(EM) Receive notice that case call to lender's counsel and judgment was entered on 04/18/13 in the amount of \$194,595.69, redemption expires 07/19/13 and no sale date is set yet; docket same. 04/25/2013(EM) Receive notice that judgment was entered on 04/18/13 in the amount of \$194,595.69, redemption expires 07/19/13. 06/24/2013(EM) Receive notice that sale is set for 07/22/13; draft letter to manager; docket same. 06/25/2013(SVA) E-mail from L. Ray with attached ledger. 06/26/2013(STK) Review of ledger received from manager and the outstanding balance was \$217.61 reported as due by the prior manager

1615 East Central Road
Unit 1-2B
BAC Home Loans Servicing, LP
Audrey S. Hartman

Complaint Filed On: 05/03/2010
File No: 212005-018 10 CH 19013

Related Cases:
Opposing Counsel: 312-346-9088
Pierce & Associates

Lien Dates: Assn. Served 05/10/2010
Answer Due
Answer Filed

Judgment Dates: Entered 11/14/2012
Redemption 02/15/2013
Sale 02/19/2013
Confirmed 06/06/2013

Lien Amounts:
Assn. Lien \$0.00
Judgment Amount \$136,418.68
Sale Amount \$138,873.23
Amount Paid \$0.00

Comments:

11/27/2012(SVA) Receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review. 11/27/2012(MFR) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 11/27/2012(MFR) Monitor status and track progress of foreclosure case filed against unit owner including telephone calls with client and lender's counsel. 02/06/2013(STC) Review of materials received from manager; telephone call to lender's counsel regarding status; was informed that the judgment of foreclosure was entered on 1/14/12 in the amount of \$136,418.68; redemption period is set to expire on 2/15/13 and the sale has been set for 2/19/13; draft letter to manager regarding same; docket sale date. 03/05/2013(EM) Telephone call to lender's counsel and sale took place 02/19/13, so'd back to the bank in the amount of \$138,873.23, and no confirmation date is set yet; draft letter to manager re same 04/19/2013(EM) Telephone call to lender's counsel and confirmation is set for 06/06/13; docket same. 06/17/2013(EM) Telephone call to lender's counsel and confirmation took place on 06/06/13; draft letter to manager; close file.

lms lieberman management services

July 3, 2013

Ronald Prazuch
1515 E Central Rd 151A
Arlington Heights, IL 60005 0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Ronald Prazuch:

This is an attempt to collect a debt and any information obtained will be used for that purpose.

According to our records, your account with the above-referenced Association is currently 30 days past due.

The total amount now due (includes past and current month's assessments): **\$972.78**

Please disregard this notice if you have already paid your account balance. However, if this claim or any portion of this claim is disputed, you must notify us in writing within ten (10) days of the date of this letter indicating the nature of the dispute.

- 1) If you do not indicate a dispute in writing within 10 days, we will assume the debt to be valid.
- 2) If you indicate a dispute, we will provide you with verification of the debt.
- 3) If you do not contact us or pay the above amount, your account may be referred to the Association's legal counsel for further collection procedures.
- 4) You will be responsible for attorney's fees and collection costs incurred by the Association.

You may quickly and easily pay this balance due and avoid further late fees by paying on-line through our secure eSTAR website. You have the option to pay the balance with an electronic check or credit card and have your payment posted in three business days using this fee based payment service. If you are not a registered user, please call Resident Services at 847-459-0000 or 312-202-9300 for assistance.

Should your account be turned over to a legal firm or collection agency, any eDEBIT enrollment will be cancelled. You may contact our Resident Services Department to enroll or re-enroll in our automatic payment program at 847-459-0000 or 312-202-9300 when your account is current.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

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lms lieberman management services

July 3, 2013

Vaiduta Povilansk
1515 E Central Rd 119C
Arlington Hghts, IL 60005

0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Vaiduta Povilansk:

This is an attempt to collect a debt and any information obtained will be used for that purpose.
According to our records, your account with the above-referenced Association is currently 30 days past due.

The total amount now due (includes past and current month's assessments): **\$1,878.41**

Please disregard this notice if you have already paid your account balance. However, if this claim or any portion of this claim is disputed, you must notify us in writing within ten (10) days of the date of this letter indicating the nature of the dispute.

- 1) If you do not indicate a dispute in writing within 10 days, we will assume the debt to be valid.
- 2) If you indicate a dispute, we will provide you with verification of the debt.
- 3) If you do not contact us or pay the above amount, your account may be referred to the Association's legal counsel for further collection procedures.
- 4) You will be responsible for attorney's fees and collection costs incurred by the Association.

You may quickly and easily pay this balance due and avoid further late fees by paying on-line through our secure eSTAR website. You have the option to pay the balance with an electronic check or credit card and have your payment posted in three business days using this fee based payment service. If you are not a registered user, please call Resident Services at 847-459-0000 or 312-202-9300 for assistance.

Should your account be turned over to a legal firm or collection agency, any eDEBIT enrollment will be cancelled. You may contact our Resident Services Department to enroll or re-enroll in our automatic payment program at 847-459-0000 or 312-202-9300 when your account is current.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent



lms lieberman management services

July 3, 2013

Robert Wiles
1515 E Central Rd 454A
Arlington Heights, IL 60005 0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Robert Wiles:

This is an attempt to collect a debt and any information obtained will be used for that purpose.

According to our records, your account with the above-referenced Association is currently 30 days past due.

The total amount now due (includes past and current month's assessments): **\$665.83**

Please disregard this notice if you have already paid your account balance. However, if this claim or any portion of this claim is disputed, you must notify us in writing within ten (10) days of the date of this letter indicating the nature of the dispute.

- 1) If you do not indicate a dispute in writing within 10 days, we will assume the debt to be valid.
- 2) If you indicate a dispute, we will provide you with verification of the debt.
- 3) If you do not contact us or pay the above amount, your account may be referred to the Association's legal counsel for further collection procedures.
- 4) You will be responsible for attorney's fees and collection costs incurred by the Association.

You may quickly and easily pay this balance due and avoid further late fees by paying on-line through our secure eSTAR website. You have the option to pay the balance with an electronic check or credit card and have your payment posted in three business days using this fee based payment service. If you are not a registered user, please call Resident Services at 847-459-0000 or 312-202-9300 for assistance.

Should your account be turned over to a legal firm or collection agency, any eDEBIT enrollment will be cancelled. You may contact our Resident Services Department to enroll or re-enroll in our automatic payment program at 847-459-0000 or 312-202-9300 when your account is current.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

lms lieberman management services

July 3, 2013

Jack Bornhoeft or B Bornhoeft
(Re:1605 E Central Rd 121C)
503 S. Hi Luss Ave
Mt Prospect, IL 60056

0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Jack Bornhoeft or B Bornhoeft:

This is an attempt to collect a debt and any information obtained will be used for that purpose.

According to our records, your account with the above-referenced Association is currently 30 days past due.

The total amount now due (includes past and current month's assessments): **\$1,351.49**

Please disregard this notice if you have already paid your account balance. However, if this claim or any portion of this claim is disputed, you must notify us in writing within ten (10) days of the date of this letter indicating the nature of the dispute.

- 1) If you do not indicate a dispute in writing within 10 days, we will assume the debt to be valid.
- 2) If you indicate a dispute, we will provide you with verification of the debt.
- 3) If you do not contact us or pay the above amount, your account may be referred to the Association's legal counsel for further collection procedures.
- 4) You will be responsible for attorney's fees and collection costs incurred by the Association.

You may quickly and easily pay this balance due and avoid further late fees by paying on-line through our secure eSTAR website. You have the option to pay the balance with an electronic check or credit card and have your payment posted in three business days using this fee based payment service. If you are not a registered user, please call Resident Services at 847-459-0000 or 312-202-9300 for assistance.

Should your account be turned over to a legal firm or collection agency, any eDEBIT enrollment will be cancelled. You may contact our Resident Services Department to enroll or re-enroll in our automatic payment program at 847-459-0000 or 312-202-9300 when your account is current.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

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DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

85 WEST ALGONQUIN ROAD, SUITE 420
ARLINGTON HEIGHTS, IL 60005
Phone: (847) 593-5595 - Fax: (847) 593-5632
Website: www.dicklerlaw.com

WRITER'S DIRECTE-MAIL
Jordan@dicklerlaw.com
WRITER'S DIRECTEXTENSION
x209

June 21, 2013

Ms. Lisette Ray
Management Office
1519 E. Central Road
Arlington Heights, IL 60005

Re: THE DANA POINT CONDOMINIUM ASSOCIATION
BAC Home Loans Servicing, LP v. Audrey S. Hakman, et al.
Mortgage Foreclosure Action - Case No. 10 CH 19013
Unit 112B, 1615 East Central Road, Arlington Heights, Illinois
Our File No. 212005.018

Dear Ms. Ray:

The purpose of this letter is to notify you that we are closing our file in the above referenced matter. We have been notified by lender's counsel that their file is closed since the foreclosure sale conducted on February 19, 2013 was confirmed on June 6, 2013.

The lender is responsible for making any and all future assessments beginning on **March 1, 2013**. Please let us know whether the lender pays the assessments from and after **March 1, 2013**.

Very truly yours,

DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

Jordan D. Gilman (digitally signed)

Jordan D. Gilman

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DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

85 WEST ALGONQUIN ROAD, SUITE 420
ARLINGTON HEIGHTS, IL 60005
Phone: (847) 593-5595 - Fax: (847) 593-5632
Website: www.dicklerlaw.com

WRITER'S DIRECTE-MAIL
Jordan@dicklerlaw.com
WRITER'S DIRECT EXTENSION
x209

June 25, 2013

Ms. Lisette Ray
Management Office
1519 E. Central Road
Arlington Heights, IL 60005

Re: THE DANA POINT CONDOMINIUM ASSOCIATION
M&T Bank v. Monika Pardala, et al.
Mortgage Foreclosure Action - Case No. 12 CH 39890
Unit 316B, 1405 East Central Road, Arlington Heights, IL
Our File No. 212005.017

Dear Ms. Ray:

We received information on the above-referenced matter stating that the property is scheduled for sale on July 22, 2013, at 10:30 a.m. at The Judicial Sales Corp., One S. Wacker Drive, 24th Floor, Chicago, Illinois. If there is any delinquency on this account, please send us a current account ledger. The notice and demand letter can be sent up to the day before the foreclosure sale in order to protect up to six month's assessments from the end purchaser.

If the sale results in a surplus of proceeds, which is the selling price after payment of the commissioner's fees and the amount of the mortgage lien and any other prior liens, the Association may be paid all or some of its claim. However, if there is equity in the property, the Association should bid at the sale to protect its lien interest in the property. If the Association believes there may be equity, the Association should have the property appraised, and should at least bid in the amount of its lien. Pursuant to the Judgment of Foreclosure, the total amount due the Mortgage Company is \$194,595.69. The highest bidder at the sale will be required to pay, in cash, 10-25% percent of the amount of their bid at the time of sale and the balance within twenty-four hours.

Please advise us as soon as possible whether or not the Association wishes to bid on this property. Should you have any questions, please feel free to contact our office.

Very truly yours,

DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

Jordan D. Gilman (digitally signed)

Jordan D. Gilman

F:\CLIENT\Dana Point\MF\017.LT.130624.MgrNotice of Sale.wpd

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DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

85 WEST ALGONQUIN ROAD, SUITE 420
ARLINGTON HEIGHTS, IL 60005
Phone: (847) 593-5595 - Fax: (847) 593-5632
Website: www.dicklerlaw.com

WRITER'S DIRECTE-MAIL
Sandy@dicklerlaw.com
WRITER'S DIRECT EXTENSION
x206

June 25, 2013

Ms. Lisette Ray
Management Office
1519 E. Central Road
Arlington Heights, IL 60005

Re: THE DANA POINT CONDOMINIUM ASSOCIATION
vs. Bank of America, N.A., Successor by Merger, et al.
1615 East Central Road, Unit 112B
Our File No. 212005.030

Dear Ms. Ray:

Enclosed please find a copy of the Notice and Demand Letter we sent today to the above-referenced delinquent unit owner(s) to initiate Forcible Entry and Detainer procedures pursuant to your request. We confirm your representation as agent or officer that the Association intends to file suit to collect the amount noted in the Notice & Demand letter at the end of the 35 day period and your direction to us to file suit in this matter.

HOWEVER, AT THE END OF THE THIRTY-FIVE (35) DAY PERIOD SPECIFIED IN THE NOTICE, WE MAY CONTACT YOU TO RECONFIRM THAT WE ARE TO PROCEED AS DIRECTED TO FILE A FORCIBLE ENTRY AND DETAINER ACTION.

If you have questions or comment with regard to this matter, please do not hesitate to contact the undersigned.

Very truly yours,
DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

Sandra T. Kahn (digitally signed)

Encl.

F:\CLIENT\Dana Point\FE\030.LT.130625.N&D.wpd

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NOTICE AND DEMAND

June 25, 2013

Our File No.: 212005.030

Bank of America, N.A., successor by merger to BAC Home Loans
Servicing, LP fka Countrywide Home Loans Servicing, LP, Owner
% Bank of America
Attn: Arlyn J. Kalinski
150 Allegheny Center
Pittsburgh, PA 15212

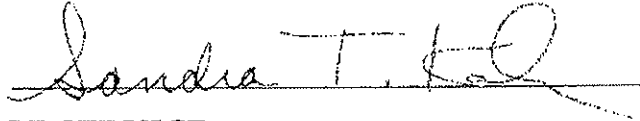
THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This is your **Notice and Demand** that for the period from March 1, 2013 to June 18, 2013 there is due to the BOARD OF MANAGERS OF THE DANA POINT CONDOMINIUM ASSOCIATION sum of **\$1,310.75** for the unit and unit owner(s) proportionate share of the common expenses which may include late charges, repair and maintenance charges, administrative expenses, fines, attorneys' fees, court costs and other charges and expenses charged to and added to your share of the common expenses at the direction of said Association's Board, during the period identified for the premises commonly known as:

1615 East Central Road, Unit 112B, Arlington Heights, IL 60005

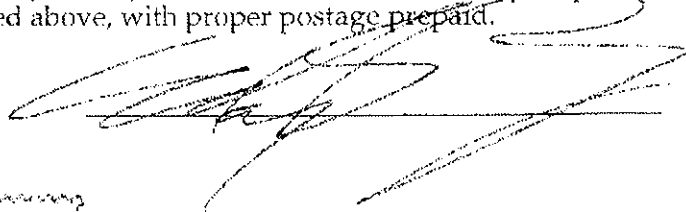
In accordance with the Code of Civil Procedure, 735 ILCS 5/9-101 et seq., and in particular, Sections 5/9-104.1, 5/9-106.1 and 5/9-111 and Section 9.2 of the Illinois Condominium Property Act, this is a **Notice and Demand** that you must pay the full amount set forth above within thirty-five (35) days from the date of this **Notice and Demand**. If you do not pay the full amount set forth above within the time period, a lawsuit will be initiated to terminate your right to possession of the unit noted. You must pay the full amount noted to the law firm of DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD., 85 W. Algonquin Road, Suite 420, Arlington Heights, Illinois 60005. ONLY FULL PAYMENT OF ALL AMOUNTS DEMANDED IN THIS NOTICE WILL INVALIDATE THE DEMAND UNLESS THE PERSON CLAIMING POSSESSION OR HIS OR HER AGENT OR ATTORNEY, AGREES IN WRITING TO WITHDRAW THE DEMAND IN EXCHANGE FOR RECEIVING PARTIAL PAYMENT.

BOARD OF MANAGERS OF THE DANA POINT
CONDOMINIUM ASSOCIATION

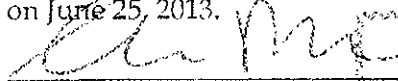


PROOF OF SERVICE

The undersigned, being first duly sworn on oath, deposes and states that she served a copy of the foregoing by enclosing same in an envelope addressed to the above party at the above address and depositing same in the U.S. Mail at Arlington Heights, Illinois, via certified mail, return receipt requested and regular mail before 5:00 P.M. on the date noted above, with proper postage prepaid.



Subscribed and sworn to before me
on June 25, 2013.



Notary Public

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF ILLINOIS
My Commission Expires 06/01/14

NOTICE OF DEBT

June 25, 2013

Our File No.: 212005.030

Bank of America, N.A., successor by merger to BAC Home Loans
Servicing, LP fka Countrywide Home Loans Servicing, LP, Owner
% Bank of America
Attn: Arlyn J. Kalinski
150 Allegheny Center
Pittsburgh, PA 15212

AMOUNT OF DEBT: \$1,310.75

CREDITOR: Board of Managers of THE DANA POINT CONDOMINIUM ASSOCIATION

This letter is an attempt to collect a debt and any information obtained will be used for that purpose.

If you want to resolve this matter without further action, you must pay the above amount due within thirty-five (35) days from the date of the Notice and Demand. If you do not make full payment within thirty-five (35) days from the date of the Notice and Demand, we will be entitled to file a lawsuit to seek to terminate your right to possession of the unit identified above when the thirty-five (35) day Notice and Demand period is over. We will not proceed until that thirty-five (35) day Notice and Demand period is over.

Federal law gives you thirty (30) days after you receive this notice to dispute the validity of the debt or any part of it. Unless you notify this office within thirty (30) days after receiving this notice that you dispute the validity of the debt or any portion thereof, this office will assume this debt is valid. If you notify this office within thirty (30) days from receiving this notice that the debt, or any portion thereof, is disputed, this office will: obtain verification of the debt or obtain a copy of the judgment and mail you a copy of such judgment or verification. If you request this office within thirty (30) days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

The law does not require that we wait until the end of the thirty (30) day period from the time you receive this Notice of Debt before proceeding with further action to collect this debt, if thirty-five (35) days from the date of the Notice and Demand has already passed. After thirty-five (35) from the date of the Notice and Demand, we can proceed with further action. If, however, you request proof of the debt or the name and address of the original creditor within the thirty (30) day period that begins with your receipt of this notice, the law requires that we suspend our efforts to collect the debt (through litigation or otherwise) until we mail you the requested information.

BY: DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.
85 W. ALGONQUIN RD. - SUITE #420
ARLINGTON HEIGHTS, IL 60005
(847) 593-5595

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06/24/2013

Lieberman Management Services, Inc.

03:17 PM

Prepared By: LMS

Occupant Ledger

Unit Reference Number:	00-0554-F112 01	Occupant Type:	Current
Property Name:	THE DANA POINT CONDOMINIUM ASSOCIATION		
Name:	Audrey Hakman		
Address:	1615 E Central Rd 112B	Unit Number:	F112
City, State, Zip:	Arlington Hghts IL 60005		

Bill To: Audrey Hakman
 (Re: 1615 E Central Rd 112B)
 2110 Jody Ct
 Mt Prospect, IL 60056

LESS: MTA Forcc. % < 238.66 >
 Account Balance: \$1,054.64

Notice & Demand \$175.00

Tract Book Search \$40.00

Review Tract Search \$35.00

Certified Postage \$ 6.11

TOTAL \$ 1,310.75

Date Printed: 06/24/2013

Charge Schedule							
Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Current Charge Amount	Increase Date	New Amount
AM	Monthly Assessment	MO	01/01/2013	12/31/2013	238.66	N/A	N/A

Chronological History					
Date	Code	Description	Chg. Amount	Adj. / Credit Amount	Balance
06/18/2013	Chg LF	Late Fee	25.00		1,293.30
06/01/2013	Chg AM	Monthly Assessment	238.66		1,268.30
05/16/2013	Chg LF	Late Fee	25.00		1,029.64
05/01/2013	Chg AM	Monthly Assessment	238.66		1,004.64
04/16/2013	Chg LF	Late Fee	25.00		765.98
04/01/2013	Chg AM	Monthly Assessment	238.66		740.98
03/18/2013	Chg LF	Late Fee	25.00		502.32
03/01/2013	Chg AM	Monthly Assessment	238.66		477.32
02/01/2013	Chg AM	Monthly Assessment	238.66		238.66
01/28/2013	PY	Lckbx Pmt 00910		238.66	0.00
01/01/2013	Chg AM	Monthly Assessment	238.66		238.66

cc8



DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

85 WEST ALCONQUIN ROAD, SUITE 420
ARLINGTON HEIGHTS, IL 60005
Phone: (847) 593-5595 - Fax: (847) 593-5632
Website: www.dicklerlaw.com

WRITER'S DIRECT E-MAIL

jim@dicklerlaw.com

WRITER'S DIRECT EXTENSION

x208

July 2, 2013

Mr. Lee F. DeWald
DeWald Law Group
1237 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Dana Point Condominium Association
Deborah Whiteside, 1415 East Central Road, Unit 103A
Our File No. 212005.002.

Dear Mr. DeWald:

This letter is in response to your letter dated June 27, 2013, regarding Ms. Whiteside and Dana Point Condominium Association. Although I was out of the office the day your letter was received, it was immediately forwarded to the Association Board for review.

The Association Board reviewed your letter and further considered this matter. The Board has determined not to reduce the fine. The Board notes that there have been repeat violations with respect to feeding animals on the property, and this has been a long standing issue with Ms. Whiteside which she continued. The Board has also declined the request to reduce the fine regarding the odors, as the Board has received several complaints. The Board requests that Ms. Whiteside cease and desist from spraying odor neutralizers in the common elements.

We again note the Association Board did not, and does not, give permission to use the Association property to facilitate any feral cat colony. Ms. Whiteside is not permitted to utilize the Association property in any manner for this purpose.

It is also my understanding that Ms. Whiteside has asked for copies of correspondence regarding the violations. Please note that the Board is not required to provide materials relating to violation matters, including copies of written complaints it receives. It does not release such information, and it declines to do so here.

The Association denies your statements and implications that it does not enforce rules evenly or that it "singles out" homeowners. We specifically note that your letter makes a broad conclusion and does not identify any alleged violation that has not been addressed or is not being addressed. You may be making assumptions. If you or your client are aware of specific

69

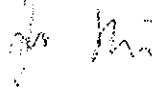
Mr. Lee F. DeWald
July 2, 2013
Page 2 of 2

violations that are not being addressed, please forward the specific information in writing for the Board's review.

Thank you for your consideration in this matter.

Very truly yours,

DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.



James A. Slowikowski

cc: Association Board

F:\CLIENT\Fana Point\RV\002\LF130702\LeeFDeWaldReWhiteSide.wpd



DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

85 WEST ALGONQUIN ROAD, SUITE 420
ARLINGTON HEIGHTS, IL 60005
Phone: (847) 593-5595 - Fax: (847) 593-5632
Website: www.dicklerlaw.com

WRITER'S DIRECT E-MAIL

Mary@dicklerlaw.com

WRITER'S DIRECT EXTENSION

x217

July 2, 2013

Ms. Lisette Ray
1519 E. Central Road
Arlington Heights, IL 60005

Re: THE DANA POINT CONDOMINIUM ASSOCIATION
vs. Stephen S. Jasinski - 1515 East Central Road, Unit 360B
Our File No. 212005.027

Dear Ms. Ray:

Enclosed please find our check #8996 in the amount of \$2,563.44 representing monies collected on the above mentioned file. This amount should be applied to the balance due as noted below:

\$ 2,307.33	Assessments from November 1, 2012 to June 1, 2013
175.00	Notice & Demand
40.00	Tract Search
35.00	Review Search
6.11	Postage

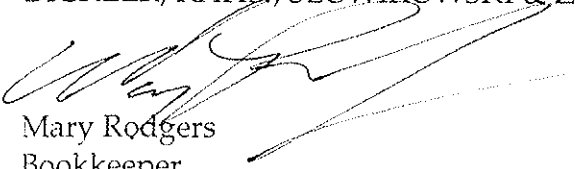
\$ 2,563.44 AMOUNT RECEIVED & FORWARDED

\$ -0- Balance Now Due & Owing

Our file in this matter is now closed. If there is any delinquency for the time period after the dates referenced above, it will be necessary to turn the account over again to begin a new collection filed. If you have any questions regarding the above, please do not hesitate to contact me at your convenience.

Very truly yours,

DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.


Mary Rodgers
Bookkeeper

F:\CLIENTS\Dana Point\FEN027.1\T.110702.Encrusted01.wpd

(71)



DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

85 WEST ALGONQUIN ROAD, SUITE 420
ARLINGTON HEIGHTS, IL 60005
Phone: (847) 593-5595 - Fax: (847) 593-5632
Website: www.dicklerlaw.com

WRITER'S DIRECT E-MAIL
Mary@dicklerlaw.com
WRITER'S DIRECT EXTENSION
x217

July 2, 2013

Ms. Lisette Ray
1519 E. Central Road
Arlington Heights, IL 60005

Re: THE DANA POINT CONDOMINIUM ASSOCIATION
vs. Sergio Ruiz & Rachel Rodriguez - 1615 East Central Road, Unit 110B
Our File No. 212005.020

Dear Ms. Ray:

Enclosed please find our check #8995 in the amount of \$3,308.01 representing monies collected on the above mentioned file. This amount should be applied to the balance due as noted below:

\$ 1,919.40	Assessments from January 1, 2013 to May 14, 2013
175.00	Notice & Demand
40.00	Tract Search
35.00	Review Search
6.11	Postage
700.00	Attorney Fees
432.50	Costs

\$ 3,308.01 AMOUNT RECEIVED & FORWARDED

\$ -0- Balance Now Due & Owing

Our file in this matter is now closed. If there is any delinquency for the time period after the dates referenced above, it will be necessary to turn the account over again to begin a new collection filed. If you have any questions regarding the above, please do not hesitate to contact me at your convenience.

Very truly yours,
DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

Mary Rodgers
Bookkeeper

F:\CLIENT\Dana Point\PR\020.LT.130702.EncTrustCK.wpd

72

Dana Point Violations Summary

Page #	Address	Violation Type	Previous Action	Warning/Violation	Date Sent	Response	Hearing	Determination
73-77	1615 #402	commercial vehicle with DP sticker	Temporary permit in 2012/was suppose to be removed by July; no previous action	1st violation	6/25/2013	Owner sent in request for hearing after due date - vehicle removed so far		ratify sticker revoked, van towable after 7/10/13
78	1605 #318	Motorcycle parking in garage	Asked BOD permission and was denied; Warning letter sent 08/2012	1st violation	7/2/2013	motorcycle removed		
79	1615 #122	Unauthorized tenant move out	No previous action	1st violation	7/2/2013	No response		
80	1405 #102	Bird house/feeder in common area/noted during inspection and owner complaint	No previous action	1st violation	7/3/2013	Removed, left decorative one that birds cannot enter		
81-82	1405 #106	Bird house/feeder in common area/noted during inspection and owner complaint	No previous action	1st violation	7/3/2013	response enclosed		
	1415 #320C	Balcony coating delay for storage closet not cleared	No previous action	verbal discussion		Delayed until Phase 2 begins		
83-84	1405 #103	Feeding cats on patio/complaint received	No previous action	1st violation	7/10/2013	Hearing Requested	6:30:00 PM - 7/25/13	
85	1615 #304	Lease not for one year and missing riders	No previous action	Correction Requested	7/11/2013	No response		
	1605 #317	storage of fluids in garage space	No previous action	warning	7/2/2013	No response		Warning only
	1605 #307	storage of fluids in garage space	No previous action	warning	7/2/2013	No response		Warning only
	1605 #401	storage of fluids in garage space	No previous action	warning	7/2/2013	No response		Warning only

73



CONDOMINIUM ASSOCIATION
1519 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
(847) 228-5176 • Fax (847) 228-5190

June 25, 2013

Jacek Boryczko or Maria Emijanowicz
1615 E Central Rd 402A
Arlington Heights, IL 60005

0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Jacek Boryczko or Maria Emijanowicz

We have been notified of a possible violation of the Association's By-Laws and/or Rules & Regulations. The Association is obligated to investigate all possible violations, but also appreciates there may be circumstances which you may want the Board of Directors and /or Management to be aware.

It was observed on several occasions, that a commercial vehicle with license plate #331289 was parked overnight in the outdoor lot. Pursuant to the Rules & Regulations, this is not permitted in the community. After careful review of the account history, the Board had previously given temporary permission for this commercial vehicle in September 2012 and you were issued a Dana Point Parking sticker for this vehicle. Commercial vehicles are not permitted to be parked over night unless it is the sole means of transportation for a resident. As you have other vehicles registered to your unit, the Board will review and consider revoking the parking permit for this commercial vehicle.

Please note, should you wish to request a hearing or provide additional information regarding this vehicle, please complete the enclosed Hearing Request Form and submit it within 10 days of this letter to the Dana Point Management Office at 1519 E. Central Rd., Arlington Heights, IL. 60005. Should you choose not to attend a hearing, the Board will review this matter further at the next Board Meeting and issue a written determination regarding the vehicle permit for this commercial vehicle.

Thank you for your cooperation in this matter.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

623

DANA POINT VIOLATION HEARING REQUEST

Please complete and return to Management Office address listed on Violation Notice

I/We, _____, are/am in receipt of the Association's Violation Notice dated _____.

I have a copy or requested a copy of the Dana Point Condominium Association Rules & Regulations as adopted by the Board on March 30, 2009. In accordance with Section 28.3 of said Rules & Regulations, please accept this Request for Hearing Petition and notify me of the next scheduled Executive Session of the Board.

REQUEST HEARING (choose one) YES or NO

Whether or not you choose to request a Hearing, as the Owner(s), you have an opportunity to respond to the Violation Notice in a written statement (attach additional sheets if necessary). Thank you.

(847) 927 2225
Owner Name JACEK BORYCZKO Date 07/05/2013
Please Print Please Print Date
Owner Address 1615 E CENTRAL #402A

For Office Use Only: Date Received in Management Office: _____
By _____ Date Letter Sent _____

76

July 1, 2013

Jacek Boryczko or Maria Emijanowicz
1615 E Central Rd 402A
Arlington Heights, IL 60005 0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Jacek Boryczko or Maria Emijanowicz

The Board of Directors reviewed your parking permit #3944 for a commercial vehicle registered to your unit at the last Board meeting. The Board granted you temporary approval to park this vehicle on the property in 2012.

After review and considerable deliberation, the Board determined the parking permit for this vehicle will be revoked and will no longer be valid as of July 10, 2013. Please remove the Dana Point parking permit from this vehicle and have the vehicle removed on or before July 10, 2013. Commercial vehicles are not permitted to be parked overnight in any outdoor parking lots in accordance with the Rules and Regulations for Dana Point. After July 10, 2013, this vehicle will be considered a violation and may be subject to a fine and/or immediate towing at the owner's expense.

The Board's decision is final, pursuant to the governing documents for the Association.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

77

July 2, 2013

Joseph Yellin
(Re:1605 E Central Rd 318C)
476 Tanglewood Dr
Cary, IL 60013

0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Joseph Yellin:

We have been notified of a violation of the Association's By-Laws and/or Rules & Regulations. The Association is obligated to investigate all violations but also appreciates there may be circumstances which you may want the Board of Directors and/or Management to be aware.

It was observed on June 28, 2013, that you or your tenants have a motorcycle parking the underground parking space #11A. Pursuant to the Rules & Regulations, section 25.15 no storing of items other than non-motorized bicycles is allowed in the garage. Please remove the motorcycle immediately and refrain from parking it inside in the future. The Board of Directors may elect to assess a fine for this violation.

Should you wish to request a hearing with the Board of Directors or submit additional information regarding this violation, please complete the enclosed Hearing Request Form and submit it within 10 days to the Dana Point Management Office at 1519 E. Central Road, Arlington Heights, IL 60005. Once your hearing is granted, you will be notified in writing. Should you elect not to attend a hearing, the Board will review this violation and issue a written determination following the next Board meeting.

We appreciate your prompt attention to this matter.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

78

July 2, 2013

Steven Seng or Arlene Seng
(Re:1615 E Central Rd 122C)
419 Edgewater Ln
Wauconda, IL 60084

0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Steven Seng or Arlene Seng:

We have been notified of a violation of the Association's By-Laws and/or Rules & Regulations. The Association is obligated to investigate all violations but also appreciates there may be circumstances which you may want the Board of Directors and/or Management to be aware.

It was observed on June 30 and July 1, 2013, that your tenants moved out without obtaining the proper permit or notifying the Management Office. Pursuant to the Rules & Regulations, section 11.7 requires all move in and move outs to obtain a permit. The Board of Directors may elect to assess a fine for this violation.

Should you wish to request a hearing with the Board of Directors or provide additional information regarding this violation, please complete the enclosed Hearing Request Form and submit it to the Dana Point Management Office within 10 days at 1519 E. Central Rd., Arlington Heights, IL 60005. Once your hearing is granted, you will be notified in writing. Should you elect not to request a hearing, the Board will review this violation and issue a written determination following the next Board meeting.

We appreciate your prompt attention to this matter.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

79

July 3, 2013

Lisa M Yturriago
1405 E Central Rd 102A
Arlington Heights, IL 60005 0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Lisa M Yturriago:

We have been notified of a violation of the Association's By-Laws and/or Rules & Regulations. The Association is obligated to investigate all violations, but also appreciates there may be circumstances which you may want the Board of Directors and/or Management to be aware.

It was observed on July 1, 2013, that you have a bird feeder in the common areas. Pursuant to the Rules & Regulations section 22.15, wild animal structures designed to feed or house shall not be permitted on the Common or Limited Common Elements. The Board of Directors may elect to assess a fine for this violation. Please remove the bird house/feeder immediately upon receipt of this notice.

Should you wish to request a hearing or provide additional information, please complete the enclosed Hearing Request Form and submit it within 10 days to the Dana Point Management Office at 1519 E. Central Road, Arlington Heights, IL 60005. Once your hearing is granted, you will be notified in writing. Should you elect not to attend a hearing, the Board will review this violation and issue a written determination following the next Board meeting.

We appreciate your prompt attention to this matter.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

80



CONDOMINIUM ASSOCIATION
1519 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
(847) 228-5176 • Fax (847) 228-5190

July 3, 2013

Scott Koch
(Re:1405 E Central Rd 106A)
1615 E Central Rd 222C
Arlington Heights, IL 60005

0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Scott Koch:

We have been notified of a violation of the Association's By-Laws and/or Rules & Regulations. The Association is obligated to investigate all violations but also appreciates there may be circumstances which you may want the Board of Directors and /or Management to be aware.

It was observed on July 1, 2013, that you have a bird feeder in the common areas. Pursuant to the Rules & Regulations section 22.15, wild animal structures designed to feed or house shall not be permitted on the Common or Limited Common Elements. The Board of Directors may elect to assess a fine for this violation. Please remove the bird house/feeder immediately upon receipt of this notice.

Should you wish to request a hearing or provide additional information, please complete the enclosed Hearing Request Form and submit it within 10 days to the Dana Point Management Office at 1519 E. Central Road, Arlington Heights, IL 60005. Once your hearing is granted, you will be notified in writing. Should you elect not to attend a hearing, the Board will review this violation and issue a written determination following the next Board meeting.

We appreciate your prompt attention to this matter.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

81

DANA POINT VIOLATION HEARING REQUEST

Please complete and return to Management Office address listed on Violation Notice

I/We, Scott + JoEllyn Koch, are/am in receipt of the Association's Violation Notice dated 7-3-13.

I have a copy or requested a copy of the Dana Point Condominium Association Rules & Regulations as adopted by the Board on March 30, 2009. In accordance with Section 28.3 of said Rules & Regulations, please accept this Request for Hearing Petition and notify me of the next scheduled Executive Session of the Board.

REQUEST HEARING (choose one) YES or X NO

Whether or not you choose to request a Hearing, as the Owner(s), you have an opportunity to respond to the Violation Notice in a written statement (attach additional sheets if necessary). Thank you.

Bird feeders taken down.

There is 1 decorative feeder though

thanks

Owner Name JoEllyn Koch 7-10-13 Owner Name
Please Print Date Please Print Date

Owner Address ~~1615~~ 1405 E. Central #106A

For Office Use Only: Date Received in Management Office:

By Date Letter Sent

82

July 10, 2013

Gloria Hills
1405 E Central Rd 103A
Arlington Heights, IL 60005

0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Gloria Hills

We have been notified of a violation of the Association's By-Laws and/or Rules & Regulations. The Association is obligated to investigate all violations but also appreciates there may be circumstances which you may want the Board of Directors and/or Management to be aware.

It was observed on several occasions, that a resident of your unit is feeding pets and/or/wildlife from your patio. Pursuant to the Rules & Regulations, section 15.9 and 15.19, no pet shall be allowed to run at large and pets/wildlife shall not be fed when outside of the unit or when located on any part of the common or limited common elements. The Board of Directors may elect to assess a fine for these violations. Please discontinue feeding any pets and/or wildlife on your patio immediately.

Should you wish to request a hearing with the Board of Directors or provide additional information regarding this violation, please complete the enclosed Hearing Request Form and submit it within 10 days of date of this letter. Once your hearing is granted, you will be notified in writing. Should you elect not to attend a hearing, the Board of Directors will review this matter and issue a written determination following the next Board meeting.

We appreciate your prompt attention to this matter.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

83

DANA POINT VIOLATION HEARING REQUEST

Please complete and return to Management Office address listed on Violation Notice

I/We, Gloria Hills, are/am in receipt of the Association's Violation Notice dated 7-10-13.

I have a copy or requested a copy of the Dana Point Condominium Association Rules & Regulations as adopted by the Board on March 30, 2009. In accordance with Section 28.3 of said Rules & Regulations, please accept this Request for Hearing Petition and notify me of the next scheduled Executive Session of the Board.

REQUEST HEARING (choose one) X YES or _____ NO

Whether or not you choose to request a Hearing, as the Owner(s), you have an opportunity to respond to the Violation Notice in a written statement (attach additional sheets if necessary). Thank you.

Owner Name GLORIA HILLS 7-17-13 Owner Name _____
Please Print Date Please Print Date

Owner Address 1405 CENTRAL RD.

For Office Use Only: Date Received in Management Office: 7/17/13
By JR Date Letter Sent 7-19-13 for 6:30 pm

84

July 11, 2013

Raymond Fredrich or Margaret Fredrich
(Re:1615 E Central Rd 304A)
2190 Mary Ln
Palm Harbor, FL 34685 0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Raymond Fredrich or Margaret Fredrich:

We have received a copy of your renewal lease for this unit. However, the lease does not meet the requirements for leasing pursuant to the Rules and Regulations. We appreciate your cooperation and have enclosed the necessary forms to be completed and returned to the Dana Point Office at 1519 E. Central Rd., Arlington Heights, IL 60005.

Please review and submit the following in order to comply with the leasing rules

- All lease terms must be for a minimum one (1) year term with a maximum two (2) year term allowed.
- The lease did not include the necessary owner and tenant riders to the lease.
- A copy of the tenant's renter's insurance must also be provided and maintained on file.
- A new emergency contact information sheet must be completed with both owner and tenant information.

Your cooperation is appreciated.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

85

David Zolkiewicz
1515 E Central Rd • #417 C
Arlington Heights, IL 60005
(773) 808 8663

July, 1 2012

Dana Point Condominium Association Board

I'm writing this letter to comment your decision about assessing \$100 fine for using patio fire pit on my patio.

Fire pit was installed on my balcony in middle of April. I didn't have any concerns about using it since it's safer than any kind of grill which can generate uncontrolled fat fire. Also – from my understanding it wasn't violation on any condominium rules.

I was called 23rd May and informed that fire pits are prohibited. I immediately stopped using it. I also received printed confirmation informing me that I have right to request hearing with Board. I found it as great opportunity to try to convince you that my pit is safe to use especially when letter was saying that *association was notified of a possible violation*. I left hearing request in office June 4th. I was told that I will receive invitation by mail – I never did.

You decided to discuss my violation without my presence and assess fine? Why fine wasn't assessed up-front? I'm not sure what I'm being fined for in this case – for violation of rules or having effrontery to ask for hearing.

This is really bad practice and experience for me. I was trying to be cooperative and polite in this case and received clear signal that I'm only here to generate budget income. This is just sad.

David Zolkiewicz

86



CONDOMINIUM ASSOCIATION
1519 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
(847) 228-5176 • Fax (847) 228-5190

July 3, 2013

Dawid Zolkiewicz
1515 E Central Rd 417C
Arlington Heights, IL 60005 0554

RE: THE DANA POINT CONDOMINIUM
ASSOCIATION

Dear Dawid Zolkiewicz

Your recent correspondence regarding the violation fine for the fire pit will be reviewed by the Board of Directors at their next meeting.

We apologize if a Hearing Request Form was not included with the notice of violation, however, your response letter did not indicate that you wished to attend a hearing. All correspondence received on this matter including your provided information on the fire pit and the mesh cover was forwarded to the Board for review. You will receive a written response from the Board following the next Board meeting.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as
Agent

Lisette Ray

David Zolkiewicz
1515 E Central Rd • #417 C
Arlington Heights, IL 60005
(773) 808 8663

July, 12 2012

Re: Inspection schedule

I recently was requested to call inspection in my balcony to confirm that fire pit has been removed. I visited local office this Wednesday (07/10) and scheduled inspection for today (Friday 07/12) at 12:30. Since nobody did show-up I don't feel required to schedule another one.

Sincerely

David Zolkiewicz

88

David Zolkiewicz
1515 E Central Rd • #417 C
Arlington Heights, IL 60005
(773) 808 8663

July, 1 2012

Re: Notice to correct problems with leaking wall and fix damage

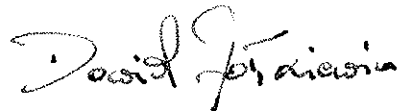
I am writing this letter to put you on notice about conditions problems in my unit. During high rains in April I observed water leaking from A/C register. Please note – it wasn't leaking from inside of duct but from drywall covering it. It's clearly caused by leaks in wall or roof. This was confirmed by maintenance person back then. Nothing was fixed for last two months and leak recurred last week.

Leak ruined fresh painting and fortunately I was home so it didn't devastated my wood floor.

My biggest concern is that wet wall and insulation makes perfect condition to grow mold which is hazard-ous.

Please correct these problems within thirty (30) days of you receipt of this letter.

Sincerely



July 11, 2013

Liberman Management Services
Dana Point Condo Association

To whom it may concern:

Re: major problems with ceilings
at 1605 Bldg.
Unit 421C

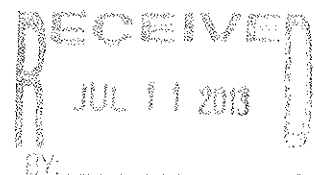
There is a major problem with the ceilings in Unit 421C
of the 1605 building

The hallway and the 3 bedroom have problems with
the ceilings. The middle bedroom is the worst.

Please have someone come to repair them as the
roof above is causing big problems

Notice received by
Jurata Day, PS AGENT

Margaret Feldrick
1605 S. Central Rd
Unit 421C
Arlington Heights, IL 60005
(847) 593-1331





1415 E. Central #207 a

Service to: Lisette Ray

Sent by: Cheri Brandt

07/01/2013 02:05 PM

----- Forwarded by Cheri Brandt/Lieberman on 07/01/2013 02:04 PM -----

From: "info@liebermanmanagement.com" <info@liebermanmanagement.com>
To: contact@lmsnet.com,
Date: 06/28/2013 03:48 PM
Subject: Comment/Question from liebermanmanagement.com

Name

Paul Wendel

Property Name

Dana Point

Property Address

1415 E. Central
Arlington Heights, Illinois 60005
United States
[Map It](#)

Phone Number

(847)605-6948

Email

pjw713@gmail.com

Comments/Questions

Account # 000554 B207 01

I had some trouble in getting my on-line bill pay to change over from the previous management company to yours, this year, but I believe it has been resolved. As a result I have a \$50 late fee balance. I am requesting that you and or the Dana Point BOD waive this fee. As a 10 year + resident I haven't been late on a payment until now and believe this was an unintentional oversight.

Thank you for your consideration

Paul Wendel

911

07/01/2013

Lieberman Management Services, Inc.

02:11 PM

Prepared By: LMS

Occupant Ledger

Unit Reference Number:	00-0554-B207 01	Occupant Type:	Current
Property Name:	THE DANA POINT CONDOMINIUM ASSOCIATION		
Name:	Paul Wendel		
Address:	1415 E Central Rd 207A	Unit Number:	B207
City, State, Zip:	Arlington Hghts IL 60005		

Bill To: Paul Wendel
 1415 E Central Rd 207A
 Arlington Heights, IL 60005

Account Balance: \$387.76
 E-Debit: No

Date Printed: 07/01/2013

Account Status: O.K.

Per your request, a statement of account follows. Thank you. Resident Services (847)459-0000

Charge Schedule							
Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Current Charge Amount	Increase Date	New Amount
AM	Monthly Assessment	MO	01/01/2013	12/31/2013	337.57	N/A	N/A

Chronological History					
Date	Code	Description	Chg. Amount	Adj. / Credit Amount	Balance
07/01/2013	Chg AM	Monthly Assessment	337.57		387.76
06/13/2013	PY	Lckbx Pmt 4859441		-337.57	50.19
06/03/2013	PY	Lckbx Pmt 4685596		-337.57	387.76
06/01/2013	Chg AM	Monthly Assessment	337.57		725.33
05/16/2013	Chg LF	Late Fee	25.00		387.76
05/10/2013	PY	Lckbx Pmt 3821173		-337.57	362.76
05/01/2013	Chg AM	Monthly Assessment	337.57		700.33
04/16/2013	Chg LF	Late Fee	25.00		362.76
04/09/2013	PY	Lckbx Pmt 67651		-337.57	337.76
04/01/2013	Chg AM	Monthly Assessment	337.57		675.33
03/18/2013	Chg LF	Late Fee	25.00		337.76
03/18/2013	PY	Lckbx Pmt 77232		-337.57	312.76
03/01/2013	Chg AM	Monthly Assessment	337.57		650.33
02/01/2013	Chg AM	Monthly Assessment	337.57		312.76
01/25/2013	Cr AM	Prev Agnt BF-AM	-24.81		-24.81
01/14/2013	PY	Lckbx Pmt 28545		-337.57	0.00
01/01/2013	Chg AM	Monthly Assessment	337.57		337.57

92

LMS

LIEBERMAN MANAGEMENT SERVICES INC.

INFORMATION REQUEST

THE DANA POINT CONDOMINIUM ASSOCIATION - 1605 E Central Rd 107A

0554-BHOD99GGY9

Tenant_ID: 93833

W/O is complete? No
Call Reference #: 0554-BHOD99GGY9
Caller's Name: The Dana Point Condo Assn
Work Phone #: ☒ 999-999-9999
Home Phone #:
Cell Phone #:
Long Desc /Inquiry: ☒ Caller Nick from 24/7 Locksmith Company. Stated that he was called out to get HO into unit but the entire mechanized deadbolt needs to be replaced. HO would like to know if he is being reimbursed for the locksmith fee. Call him at 773-671-8771 ASAP. unit 107a
Date Created : 07/10/2013
Comments:

Call Type: ☒ Information Request ☐ Request for Proposal
☐ Work Order

Resolution: ☒ Forwarded to PM for advisement.

Outbound 11:30am: Advised Nick per PM owner need to submit a written request and a receipt to the Board for approval of the reimbursement request. Advised Nick per PM this is one of our rental units so they will have to consider this at the next board meeting before issuing a written determination on it

E-Mail From Service

Information Type: ☒ Unicom, Forwarded to Property Manager, On Site Information, Outbound Call

Revised Due Date:

Revised Due Date Explanation (required for any revised IR):

LMS RS Responsible: Beverly Hood

Request Status: ☒ Completed

PROPERTY INFORMATION

Property Name:
THE DANA POINT CONDOMINIUM
ASSOCIATION

Property #:

0554

Unit Reference #:

00-0554-E107

Address:

1605 E Central Rd 107A
Arlington Hgts, IL 60005

Property Accountant:

CN=Eileen Kolb/O=Lieberman

93

EXPIRATION

☐ DATE
CHECKED

SIGN HERE

X

The Issuer of the card identified on this item is authorized to pay the amount shown as TOTAL upon proper presentation. I promise to pay such TOTAL (together with any other charges due thereon) subject to and in accordance with the agreement governing the use of such card.

QTY.	CLASS	DESCRIPTION	PRICE	AMOUNT
1		1 hr x DUE		17.50
DATE		AUTHORIZATION	SUB TOTAL	
REFERENCE NO.		SERVER	TAX	
ID-FOLIO / CHECK NO. / LIC. NO. STATE		REG./DEPT	CLERK	TIP
				MISC.
5290560			TOTAL	17.50

SALES SLIP
COPY

RETAIN THIS COPY FOR YOUR RECORDS

1605 #107

Rental unit - locksmith

(94)

7-9-13

From William Obal Jr.

To Dana Point Board

Subject Smoking Violation

I received your letter concerning the alleged smoking problem. I have smoke eaters strip on front door, Glade Spray units, Fresh Wave Beads to absorb household odors. We rarely smoke on the balcony.

THERE IS NO LAW AGAINST SMOKING in y own unit.

This is clear harrassment by someone who does not like us.

I have not even had a chance to defend myself. Can someone say ANYTHING and you believe them? This seems crazy to us!

Therefore I don't believe I owe you a cent, as my lawyer has advised me.

I will expect a response to this letter.

William Obal Jr.

To Whom It May Concern,

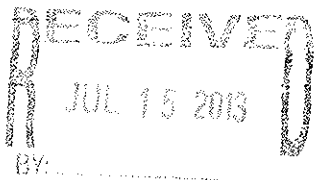
I feel the late charges
on my acct. should be removed.

My assessment check ^{#1380} in April seems
to have gotten lost in the mail. When
it didn't to the management Co.
I was told to wait & see if it
shows up. If I stop payment
& issue another check, & the old
one shows up, they would still
put it thru. Then I would get
charged for a stop payment.

I have never been late in almost
4 years of living @ D.P. and

I have no idea why I have 2
late charges since only April is
in question?? With such an
extremely high assoc. fee I
cannot pay this late fee, nor do I
feel it is justified. I do not
deliver the mail, I only put it in
the box.

Thank You,
Randy Feltman
1515 E. Central Rd
#322C



07/15/2013

Lieberman Management Services, Inc.

02:26 PM

Prepared By: LMS

Occupant Ledger

Unit Reference Number:	00-0554-D322 01	Occupant Type:	Current
Property Name:	THE DANA POINT CONDOMINIUM ASSOCIATION		
Name:	Randy Feltman		
Address:	1515 E Central Rd 322C	Unit Number:	D322
City, State, Zip:	Arlington Hghts IL 60005		

Bill To: Randy L Feltman
 1515 E Central Rd 322C
 Arlington Heights, IL 60005

Account Balance: \$50.00
 E-Debit: No

Date Printed: 07/15/2013

Account Status: O.K.

Per your request, a statement of account follows. Thank you. Resident Services (847)459-0000

Charge Schedule							
Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Current Charge Amount	Increase Date	New Amount
AM	Monthly Assessment	MO	01/01/2013	12/31/2013	445.91	N/A	N/A

Chronological History					
Date	Code	Description	Chg. Amount	Adj. / Credit Amount	Balance
07/11/2013	PY	Lckbx Pmt 0001410		-445.91	50.00
07/01/2013	Chg AM	Monthly Assessment	445.91		495.91
06/12/2013	PY	Lckbx Pmt 0001392		-445.91	50.00
06/10/2013	PY	Lckbx Pmt 0001391		-445.91	495.91
06/01/2013	Chg AM	Monthly Assessment	445.91		941.82
05/16/2013	Chg LF	Late Fee	25.00		495.91
05/10/2013	PY	Lckbx Pmt 0001552		-445.91	470.91
05/01/2013	Chg AM	Monthly Assessment	445.91		916.82
04/16/2013	Chg LF	Late Fee	25.00		470.91
04/01/2013	Chg AM	Monthly Assessment	445.91		445.91
03/12/2013	PY	Lckbx Pmt 00136		-445.91	0.00
03/01/2013	Chg AM	Monthly Assessment	445.91		445.91
02/13/2013	PY	Lckbx Pmt 00119		-445.91	0.00
02/01/2013	Chg AM	Monthly Assessment	445.91		445.91
01/14/2013	PY	Lckbx Pmt 00117		-445.91	0.00
01/01/2013	Chg AM	Monthly Assessment	445.91		445.91

98

LMS

LIEBERMAN MANAGEMENT SERVICES INC.

INFORMATION REQUEST

THE DANA POINT CONDOMINIUM ASSOCIATION - 1515 E Central Rd 260B

0554-ABOO99JJX6

Tenant_ID: 93776

W/O is complete? No
Call Reference #: 0554-ABOO99JJX6
Caller's Name: Sarah Bootz
Work Phone #: 847-597-9858
Home Phone #: 847-815-7986
Cell Phone #:
Long Desc/Inquiry: Owner calling to state that a plumber is at her unit now and states that she had to call him to go out as she was having back up in her unit Owner states that she was told by the plumber that this was caused by a common pipe and she would like to know how the assoc is going to rectify this. Owner states that she has paid the plumber and states that she would like to be reimbursed for this. Owner states that the plumber has given her the WO and states that she will walk over to the on site office to drop this off. 847.815.7986

Date Created : 07/12/2013

Comments :

Call Type : ☒ Information Request ☐ Request for Proposal
☐ Work Order

Resolution: Advised owner that per the VP, Capps plumbing was supposed to receive a WO for this but advised that since she called her own plumber she will need to go on site and ask that the assoc reimburse her, but advised that she will need to drop off documentation.

E-Mail From Service

Information Type : ☒ Homeowner Responsibility, Other

Revised Due Date:

Revised Due Date Explanation (required for any revised IR):

LMS RS Responsible : Angie Botello

Request Status : ☒ Completed

PROPERTY INFORMATION

Property Name :
THE DANA POINT CONDOMINIUM
ASSOCIATION

Property #:
0554

Unit Reference #:
00-0554-D260

Address :
1515 E Central Rd 260B
Arlington Hgts, IL 60005

Property Accountant :
CN=Eileen Kolb/O=Lieberman

99

QTY. MATERIAL PRICE AMOUNT

LEO'S PLUMBING, INC.
754 Eastchester Rd.
Wheeling, IL 60090

Office: (847) 217-5505
Fax: (847) 215-0334

INVOICE NO. 4500

JOB PHONE DATE OF ORDER
7/12/13

TO: SAIDAH BOOTE

1515 CENTRE RD UNIT 2608 815-7986
Arlington Heights, IL 60004

TERMS:

DESCRIPTION OF WORK

AMOUNT

> UPDOL APPELICAL, NOTICED KITCHEN
SINK CLOGGED - JED.
DELETED DOWN SINK CLEANSER ALL
PICKING, GETTING DISPOSED.
REED - BUT CONSUMER KITCHEN
STACK.

210 -

1- Emergency call

115 -

David in Field
1662

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL
				TOTAL LABOR

TOTAL LABOR

WORK ORDERED BY

DATE COMPLETED

TAX

SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work)

Thank You!
PAY THIS AMOUNT ->

325 -

100

Dana Point Condominium Association
1519 E Central Road
Arlington Heights, IL 60005

July 9, 2013

RE: Disputed Fees


Ms Ray,

I am in receipt of your letter. Please be advised I do not concur with the amount that this board allowed being waived. A letter had been sent to Lieberman Management Services on May 6, 2013 outlining the disputed items, yet none of these items had been discussed with the board. In fact Ms. Ray I should have received a letter directly from the board justifying their actions regarding waiver of the fees.

Pursuant to Section 18.4(1) of the Condominium Act, the board of directors may levy reasonable fines for violations of the declaration, bylaws or rules and regulations of the association after giving the alleged violator notice and an opportunity for a hearing. In other words Ms Ray, the charge of \$150.00 for the repair of the wall is not reasonable or accepted due to the fact that this issue was addressed with Ms Costa the former property manager and the maintenance crew who fixed the wall, an e-mail from Ms Costa stating no cost for repairs to the wall, courtesy opening/closing to access the water leakage problem affecting three units.

Thus Ms. Ray I am going to ask for a hearing before this board to address all these issues. I also find it interesting that Mr. Gasior the Regional Director of Lieberman sent an e-mail to me stating a different amount to be waived, and yet the amount of \$183.32 is an amount that doesn't make any sense.

Sincerely,



Genie S Uli
1415 E Central Rd, 301A
Arlington Heights, IL 60005

Cc: Michael Gasior
Dana Point Condominium Association

(101)



Fw: Info Request #0554 -ABOO 99EJND
Angie Botello to: Lisette Ray, AnnMarie Detrick

07/08/2013 10:17 AM

1

Angie Botello
Resident Services Agent
Lieberman Management Services, Corporate Office
25 Northwest Point Blvd, Suite 330, Elk Grove Village, IL 60007
Office (847) 459.0000 x 7724 Fax (847) 459.3003

lms lieberman management services



----- Forwarded by Angie Botello/Lieberman on 07/08/2013 10:17 AM -----

LMS

LIEBERMAN MANAGEMENT SERVICES INC.

STAR SYSTEM
INFO REQUEST # 0554-ABOO99EJND

Date: 07/08/2013

Time: 09:11:41 AM

Due Date: 07/08/2013

Property: THE DANA POINT CONDOMINIUM
ASSOCIATION

From: Angie Botello

Occupant: Dean Bartello

Day Phone: 847-258-1962

Cell Phone: 847-652-4586

Night Phone: 708-372-9206

Address: 1615 E Central Rd 115B

Arlington Hgts IL 60005

Unit Reference #: 00-0554F115

Property Manager: Lisette Ray/Lieberman AnnMarie

Detrick/Lieberman

Info Type

Forwarded to Property Manager

Description:

Owner calling to state that he lives on the first floor and there is noise coming from the boiler and thought it was the garage door Owner states that the whole unit shakes and this is getting louder and louder and is afraid that something may erupt Owner states that the bushes had wood chips around them to minimize the dust and states that he was told to remove this. Owner states that now alot of dust comes into the unit and is getting his mother more and more sick. Owner states that something has to be done about the dust Owner would like to know why cant they buy there own wood chips Owner states he will be writing to the BOD about this now. 708.372-9206

BOD consideration

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LMS

LIEBERMAN MANAGEMENT SERVICES INC.

INFORMATION REQUEST

THE DANA POINT CONDOMINIUM ASSOCIATION - 1605 E Central Rd 213B

0554-LRAY99FL42

Tenant_ID: 93861

W/O is complete? No
Call Reference #: 0554-LRAY99FL42
Caller's Name: Delores Burling
Work Phone #: ☒ 847-981-1150
Home Phone #: 847-981-1150
Cell Phone #: 817-948-6473
Long Desc /Inquiry: ☒ Outbound call: PM called owner regarding tax bill submitted to on-site office. Owner advised she wants to opt out of tax appeal since she has a senior freeze so she supplied a copy of the bill to the office.
Date Created : 07/09/2013
Comments :

Call Type : ☒ Information Request ☐ Request for Proposal
☐ Work Order

Resolution: ☒ Advised owner the Board did not offer an opt out option for the new real estate appeal. Board signed for appeal on behalf of all owners. Owner refused stating previously they were able to opt out and that they cannot charge her for something that is no benefit to her. Advised again there is no opt out option and will note refusal in account. Wants Board to grant permission to opt her out of the appeal already in process and will refuse to pay any legal fees.

E-Mail From Service

Information Type : ☒ Tax Bill

Revised Due Date:

Revised Due Date Explanation (required for any revised IR):

LMS RS Responsible : Lisette Ray

Request Status : ☒ Completed

PROPERTY INFORMATION

Property Name :
THE DANA POINT CONDOMINIUM
ASSOCIATION
Property #:
0554
Unit Reference #:
00-0554-E213

Address :
1605 E Central Rd 213B
Arlington Hgts, IL 60005

Property Accountant :
CN=Eileen Kolb/O=Lieberman

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Diane E. Berngen

July 13, 2013

This is in regards to the recent rodding & cleaning of the 1405/B wing garage.

The results of the rodding & cleaning were less than satisfactory.

As of Friday night, the garage still has an odor of the sewer. I also do not believe that the garage floor was cleaned. I still have the same build of dirt in the corners since the last time the floor was cleaned. (Space 14/B wing).

I called the office on Wed. about 11:56 a.m. to express my concerns. At that time, I was told that management were lenient of a problem and would check it out.

Diane E. Berngen

On Thursday I was informed, again, that the office was not aware of a problem. Someone would be sent over to open the door to dry out the garage.

Isn't the Property Manager inspecting the work after it is completed each day or on the following day? If the manager was unaware of the problem, I could not have done a walk thru.

Please advise as to the steps that will be taken to rectify the situation and ensure Property Mgt inspection after projects are completed.

Respectfully,
Diane E. Berngen
1405 / 2037

SAUMITRA CHATTERJEE

1613 Norwood Drive, Eagan, Minnesota 55122

(651) 681-1349 home, (612) 210-1636 cell

email: *saumichatterjee@rocketmail.com*

owner (1605 Central Road, #419C)

To : Dana Point Condo Assoc
Board of Directors

July 16, 2013

Dear Sir/Madam:

#1

I will be travelling overseas from August 12 to October 1, 2013. During this time I will not have access to US mail and can be reached by email only.

#2

The fine of \$100, written in your letter dated June 28, 2013, is unfair because

- a. On June 27 at that time there was a severe thunderstorm with powerful wind, large hail and falling tree branches and the condo association had opened garage doors and permitted interested parties to bring into the garage, items that may be damaged if kept outside
- b. The motorcycle was kept for only 2 hours until the storm subsided
- c. Another motorcycle is stored in the next parking spot.

Please contact my tenant Kathy Blaszczyk, General Manager, Comfort Inns (847-636-0573) for details.

Sincerely,

Saumitra Chatterjee
Saumitra Chatterjee

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