

Lieberman Management Services  
25 Northwest Point, Suite 330  
Elk Grove Village, IL 60007

May 14, 2012

RE: Assessment Check November 2012

To Whom It May Concern:

Upon the receipt of a disputed amount that was still outstanding I received the entire billing statement going back which was not necessary. Upon seeing that a November 2012 assessment was not posted and was part of the outstanding billing, I immediately sent a check with an explanation to what might have happened to date this check has not been posted.

Is there a valid reason why this check is being held at your office and has not been posted? I've also e-mailed this question via your company's website and have not received a response.

Check # 1434; \$308.23 dated April 26, 2013.

Thank you,

  
Genie S Uli

1415 E Central Rd, 301A  
Arlington Heights, IL 60005

Complex: Dana Point Condominium Association

Lieberman Management Services

25 Northwest Point Boulevard, Suite 330

Elk Grove Village IL, 60007

May 8, 2013

Re: Ledger explanation / assessment dispute

To Whom it May Concern:

This letter is in response to several letters received from your office and Ms. Lisette Ray. I have reviewed the list of assessments owed and **dispute the following charges:**

- (1) December 2006 - \$75 Repair Charge. This was supposed to be taken off of our account by PSI in 2006. It was for balcony rail painting, in which we did not have done. Christy was the property manager at PSI at this time.
- (2) August 2007 - \$150 move fee. No one moved in or out of our unit at this time, we have lived here for a long while. This was being argued with Janis Costa from PSI as well, and she never responded to our dispute of this charge.
- (3) 8 months of storage locker of \$30 per month = \$240 – please provide dates for these charges, as we had also disputed this with Janis Costa from PSI and once again she never responded to our multiple requests. The storage charge was included with our monthly assessment and sent on one check (Ms Costa would not change this, we wanted a separate booklet for payments).
- (4) December 2011 - \$25 late charge. Assessments were not received by the association this month, I was not sure if this was due to the holidays and lost in the mail. I was not informed that the association had not received my payment, and did not realize until February 2012 that it was not paid (when searching for unpaid checks). I sent the December 2011 assessment in at that time with a letter asking for the fee to be reversed. I had to pay for a stop check on the original assessment.
- (5) February 2012 - \$150 repair charge. This has been an issue since this was assessed, as we requested proof from Ms Costa of PSI that the wall had been cut. We had plumbing work done, and we requested permission for our plumber to cut the wall. We received NO RESPONSE from Ms Costa after several emails and letters, therefore told our plumber that he could not cut the wall and he did not. He worked around what he could which was very difficult. Our requests for pictures that the wall was “damaged” went unanswered, and we still do not have any proof that we “damaged” the wall.
- (6) June 2012 - \$94.94 AP charge – I do not know what an AP charge is, can you please explain?

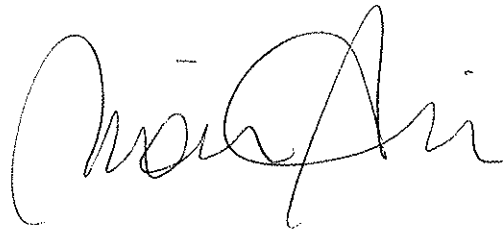
- (7) November 2012 - \$25 late fee – as of the receipt of the ledger from Lieberman, I had seen that my assessments were never received. I sent them in on April 25<sup>th</sup>. I had to put a stop check on the November 2012 assessments and am asking that this fee be reversed as a courtesy.
- (8) November 2012 - \$308.23 – sent in April 25<sup>th</sup> (as noted above). Please let me know if you have not received them. I sent them to the Lieberman office, address at top of letter.
- (9) March 2013 - \$25 late charge – my assessments were on time.
- (10) April 2013 – \$25 late charge – my assessments were on time.

Any supporting documentation will be collected and provided to your organization upon request. Copies of checks can also be obtained. Please understand that you will have to contact PSI about the issues listed above. I understand that you are new to our community and this list of debt was passed on to you without explanation. Please provide us validity of these debts.

Also, we as homeowners request that Ms Lisette Ray not be involved in the handling of this account matter. She is not licensed as a property manager nor an accountant. We are requesting that our account be handled solely by Lieberman staff, particularly a licensed accountant. If this cannot be accommodated, please send a letter of explanation as to why it is not possible. We do not feel confident in the work Ms. Ray has done up to this point.



Genie S. Uli



Nicole A. Uli

1415 E Central Road, #301A

Arlington Heights, IL 60005

Lieberman Management Services  
25 Northwest Point Boulevard, Suite 330  
Elk Grove Village, IL 60007

Re: Missing assessment check 11/2012

April 25, 2013

To Whom it May Concern:

As of recent, I have received a ledger from the management company. Upon review, I noted that my assessments were missing in November 2012. I understand that Dana Point was not under your management at this time, but need to inform you that this amount was sent in. I have contacted my bank and they have told me this check was never cashed, and I have gone ahead and cancelled the check in the case that it is found. I am remitting the amount owed for November 2012 to you at this time, \$308.23, which was the 2012 assessment amount. I did not receive notice that the management company (PSI) did not receive my assessments for that month, or this would have been resolved a lot sooner. I apologize for the discrepancy in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole A. Uli', with a stylized, cursive script.

Nicole A. Uli, owner (with Genie S. Uli)

1415 E Central Road #301A

Arlington Heights IL 60005

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Lieberman Management Services  
25 Northwest Point Boulevard, Suite 330  
Elk Grove Village, IL 60007

Re: Dana Point Condominium Association  
Subject: Disputed debt of \$641.55

1415  
301A

April 8, 2013

To Whom It May Concern:

I received letters on April 4<sup>th</sup> and April 6<sup>th</sup> regarding the debt amount listed above. In this matter, I am disputing the amount as I do not have LINE BY LINE ledger entries in which I can visualize what is supposedly owed, and the dates they were assessed. Dana Point has recently sent me the whole ledger on my account, but this does not detail the supposed debts line by line. This account was and still is currently in dispute prior to January 1<sup>st</sup> of this year when your organization took over. I have never been notified in writing of any of these debts, except for a single amount given to me of \$641.55. Please list SEPARATELY each charge you are claiming, along with a reason assessed, and a date for each charge. For example:

4/8/13 - \$X charge for X reason.

I have the right to see what has been charged onto my account and why, not just a 20 page ledger which does not state any reason for assessment of fees (just a bunch of numbers). As I stated above, some of these debts have been in dispute with PSI and were never resolved when the company left our property and passed onto you with no explanation. I am within your 10 day time frame for requesting this information, and as well expect it sent within 10 days.

Sincerely,



Genie S. Uli, c/o Nick Surmenkow

908 Sixth Avenue

Des Plaines, IL 60016

The Dana Point Condominium Association  
 c/o Lieberman Management Svcs  
 PO Box 5723  
 Carol Stream, IL 60197-5723  
 Statement of Account as of 03/18/2013

Genie S Uli  
 (Re:1415 E Central Rd 301A)  
 908 6th Ave  
 Des Plaines, IL 60016

Account: 000554 B301 01  
 Bill Period: March 2013  
 Payment Due: 03/18/2013

Amount Due: 666.55

Date	Description	Charges	Credits	Balance
01/01/2013	Balance Forward			0.00
01/01/2013	Monthly Assessment	317.16	0.00	
01/11/2013	Lckbx Pmt 00142	0.00	-317.16	
01/25/2013	Prev Agnt BF-AM	616.55	0.00	
01/25/2013	Prev Agnt BF-LT	25.00	0.00	
02/01/2013	Monthly Assessment	317.16	0.00	
02/19/2013	Lckbx Pmt 00142	0.00	-317.16	
03/01/2013	Monthly Assessment	317.16	0.00	
03/05/2013	Lckbx Pmt 00143	0.00	-317.16	
03/18/2013	Late Fee	25.00	0.00	
New Balance -->				666.55

To pay online visit [www.LiebermanManagement.com](http://www.LiebermanManagement.com). Questions, call 847-459-0000 or 312-202-9300. ALL COMMUNICATIONS CONCERNING DISPUTED DEBTS, INCLUDING AN INSTRUMENT TENDERED AS FULL SATISFACTION OF A DEBT, MUST BE SENT TO: P.O. BOX 1225, ELK GROVE VILLAGE, IL 60009.

Make Checks Payable to: The Dana Point Condominium Association

Genie S Uli  
 (Re:1415 E Central Rd 301A)  
 908 6th Ave  
 Des Plaines, IL 60016

Account: 000554 B301.01  
 Bill Period: March 2013  
 Payment Due: 03/18/2013

Amount Due: 666.55

Send Remittance to:  
 Lieberman Management Services, Inc.  
 P.O. Box 5723  
 Carol Stream IL 60197-5723

000554 B301 01 03182013 066655 1

Lieberman Management Services  
P.O. Box 1225  
Elk Grove Village, IL 60009

March 21, 2013

1415301A.

Acct: 000554 B301

**New Balance: \$666.55**

To Whom It May Concern:

Please explain in detail the items outlined in pink. What is this charge and also why a late fee of \$25.00 as of March 18, 2013 when the monthly assessment had been paid on March 5, 2013.

Please send any mailings to the address as listed below:



Genie S. Uli  
C/O Nick Surmenkow  
908 6<sup>th</sup> Avenue  
Des Plaines, IL 60016

March 22, 2013

Genie S Uli  
(Re:1415 E Central Rd 301A)  
908 6th Ave  
Des Plaines, IL 60016 0554

RE: THE DANA POINT CONDOMINIUM  
ASSOCIATION

Dear Genie S Uli

Your correspondence dated February 6, 2013 regarding a document request was reviewed by the Board of Directors and was forwarded to the Association's attorney for response. I have enclosed a copy of the attorney's correspondence dated February 7, 2013 for your review.

As stated, we will be happy to arrange an appointment with you, the owner, at the on-site management office so that you may review the approved requested documents. Should you request a copy of the documents at that time, the appropriate copy charges will be applied to your assessment account. Please call the on-site Management Office at 847-228-5176 to schedule an appointment during regular office hours.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES INC. as  
Agent

Lisette Ray

cc: The Board of Directors  
James A. Slowikowski

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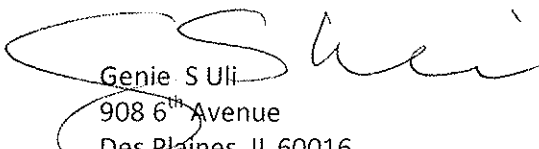


Ms Lisette Ray  
Dana Point Condominium Association  
1519 E Central Road  
Arlington Heights, IL 60005

March 19, 2013

Ms Ray,

On February 6, 2013 you received a letter requesting certain documents that are covered by the Illinois Condominium Property Act, Section 19, so far I have not received the requested documents is there a reason that you have not complied with the Property Act? The Act states that you have 30 days in which to comply with a request and if not, you have to give a reason for the declination from the board president Angela Simic. I have also cc the association attorney and a copy to Ms Simic.



Genie S Uli  
908 6<sup>th</sup> Avenue  
Des Plaines, IL 60016

Dana Point Condominium Association  
1959 E. Central Road  
Arlington Heights, IL 6005

February 6, 2013

Board of Directors of Dana Point Condominium Association

Per Illinois condominium Property Act, Section 19, Records of the Association Available for Examination (a) (6), I request to view/copy the contract for Lieberman Management Service signed by the Board of Managers.

Under Section 19, Records of the Association Available for Examination (a) (9) to view/copy service bills from Pasquale Plumbing along with the paid receipt for inspection, repair work done on or around November 5-6 2012.

Proper purpose being, concern for the financial obligations of the association

Sincerely,



Genie Surmenkow-Uli  
1415 E Central Road, 301A  
Arlington Heights, IL 60005