



DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

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WRITER'S DIRECT EXTENSION

x208

February 7, 2013

Mr. Ira I Silverstein, Esq.
Law Office of Ira I. Silverstein
111 W Washington Street, Ste 1760
Chicago, Illinois 60602

Re: Dana Point Condominium Association
Ms. Genie Uli; 1415 E. Central Road, Unit 301A
Our File No. 212005.000

Dear Mr. Silverstein:

This letter is being sent to you as the attorney for Ms. Genie Uli, and Ms. Uli previously informed me that any further correspondence be directed to you as her attorney. As you know, this firm represents the Dana Point Condominium Association.

This letter is in response to recent communications from Ms. Uli to the Association's property manager. I again note that in my letter to you dated May 17, 2012, any correspondence from Ms. Uli with respect to her prior correspondence, or other legal matters, is to be directed to this office.

Initially, Ms. Uli has inquired about repairs to claimed damage in the interior of her Unit, purportedly caused by water leaking from a unit above her Unit. The Association is not responsible for damage to the interior of the Unit, and is not responsible to repair such damage. Further, as Ms. Uli was previously informed, the Association does not have insurance information of the owner of the unit above (even if it did, the Condominium Property Act does not require that such information be provided to other unit owners).

We further respond to Ms. Uli's letter dated February 6, 2013, received by fax from "AIRFORCEHP," requesting to review and copy certain Association records, as follows:

- a) A copy of the Association's management agreement with Lieberman Property Management shall be available for inspection by Ms. Uli at the on site management office after February 12, 2013. She should contact the manager to set a date and time when she will come in to inspect the record. If she decides to take a copy, then, per statute, the photocopying cost will be assessed to her Unit account.

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- b) There are no plumbing service bills or receipts as requested in her letter (nor should this be an acknowledgment that such documents must be provided, even if there were any).

We are also aware that Ms. Uli, and her daughter, have made demands upon the new property manager (who has only been there since January 1st) and brought up the manager licensing. Ms. Uli sent a written communication to the property management company bringing up manager licensing. In our opinion this is another improper threat and continued attempt by Ms. Uli to intimidate or harass the Association's managing agent. It is an attempt to interfere with the Association's relationship with its managing agent. We understand that Ms. Uli recently filed what appears to be, in our opinion, a frivolous complaint against the prior property manager with the Department of Financial & Professional Regulation (after Ms. Uli previously, improperly, filed a complaint without merit as to that manager's real estate license, which has nothing to do with management). In our opinion this is harassment. The Association Board, and not the manager, makes the decisions governing the management and operation of the Association. The Community Association Manager Licensing Act is not intended to be an outlet for unit owners to complain about their community association. The frivolous complaints that trigger unnecessary investigation upon any person's license is a waste our State's resources. We are sure you can understand that.

We also understand that Ms. Uli's daughter recently went to the management office and made demands upon the property manager. Although Ms. Uli's daughter resides in the Unit, she is not in title to the Unit, and she is not a unit owner or member of the Association. Accordingly, please advise your client that, with respect to Association matters, all communications to the Association must be provided by Ms. Uli, the unit owner, and not by her daughter.

We trust you will advise your client accordingly.

Very truly yours,

DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.



James A. Slowikowski

cc: Property Manager
Board of Managers