

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?

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

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# lms lieberman management services

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April 2, 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:

**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): **\$983.71**

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

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

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

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

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

Amount Due: 666.55

Date	Description	Charges	Credits	Balance
01/01/2013	Balance Forward			0.00
Pd 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	
Pd 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	
Pd 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