

9:39 36% 36% 9:41 36% 9:41 36% 9:42 36% 9:42 36%

**1** M Margo # [REDACTED] Monday, May 6

Hi. Are we meeting at Michelle's?

I'm in a meeting. Thought library. Can u ck?

12:24 PM 12:25 PM 12:28 PM 12:29 PM

I can not check. I'm busy w finals

Library 12:42 PM 12:45 PM K

R u at home?

I VOW FOREVER and ever, starting TODAY, May 6. 2024 to keep my big FAT friggin mouth Permanently SHUT TO ANYONE about anything that doesn't pertain to them, at ALL, under penalty of Losing a very special and UNIQUE FRIENDSHIP which I VALUE and HOLD SACRED in my heart of HEARTS for all ETERNITY, I SW

View all 3:50 PM

And I'm SORRY FOR BEING AN ASSHOLE TO YOU. ILL BE MORE CONSIDERATE FROM NOW ON.

3:53 PM

You are forgiven. I've talked to Michelle and

**2**

You are forgiven. I've talked to Michelle and I think she's ok. She was pretty upset ... Twas my err ... I should have kept my own words from leaving my head ... I promise I won't share stuff like that again - so now we move forward.

Tuesday, May 7

Xoxoxoxo 12:23 AM

I called to say that IT LOOKS LIKE MY COUNCIL IS GETTING FUNDED!

4:13 PM

I'll keep you posted. Someone recognized my dedication? 😊😊😊 xoxoxoxo

4:15 PM

Ps. I couldn't read these

**3** HELEN HALE ON THIS CLAIM: "NOT APPROVED ANYTHING... SFHA HAS [NOT] TAKEN THAT STEP"

**4** CCSD'S CAUSE FOR RECALL CONTAINS 23 COUNTS OF MISMANAGEMENT BY MARGO

9:42 35% 9:42 35% 9:42 35% 9:42 35%

**5** M Margo # [REDACTED] 6:44 PM

meeting. People will then vote on what

View all

Would it be okay if I grabbed those original s and I'll make a legible copy here and give them right back? Of the letters they sent

(I couldn't read the most important pages that were dark and blurry ) I hope you'll think I should at least see what's being written about me. Or can you forward them if texted?(Why would they know when our meetings were?) When this funding goes thru in (45 days)!! Yes Resident Advisory Board (meant to be a better ccsd really) can you maybe let us hire you by then to do our graphics advertising? And you can put us in your portfolio!(if you want)Loyalty rules!!??

emoji

**6** EXPANDED FALSE FUNDING CLAIM TEASING A JOB OFFER W/ RCA

M Margo # [REDACTED] 9:40 PM, May 7

can you forward them i

View all

All the coolest emotions? Got

Would it be okay if I grabbed those original s and I'll make a legible copy here and give them right back? Of the letters they sent

(I couldn't read the most important pages that were dark and blurry ) I hope you'll think I should at least see what's being written about me. Or can you forward them if texted?(Why would they know when our meetings were?) When this funding goes thru in (45 days)!! Yes Resident Advisory Board (meant to be a better ccsd really) can you maybe let us hire you by then to do our graphics advertising? And you can put us in your portfolio!(if you want)Loyalty rules!!??

emoji

**7** AT THIS STAGE, MM SEEMS TO WANT 1760TA INVOLVED NOW THAT SHE "NEEDS SUPPORT"

M Margo # [REDACTED] 9:40 PM

you don't say it's okay sh\*t, sh\*t, gold. I couldn't read like 3+ pages and.... It's My Life we're talking about. Just my life. Oh yeah and my heart, too. Oh man. Guess you're busy. Xo. I wouldn't bother you if it wasn't about my whole life, all of my hopes, dreams and desires.

View all

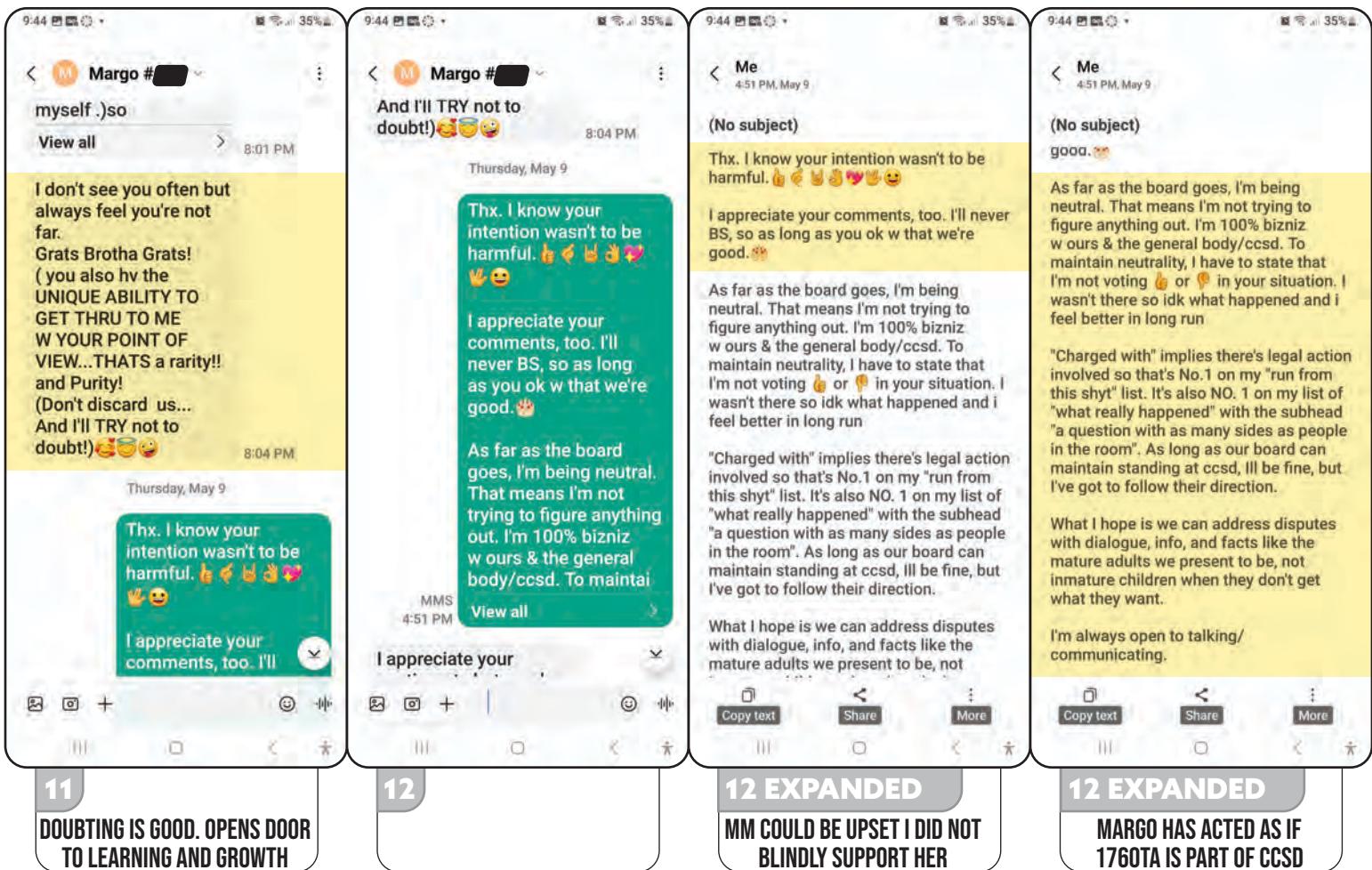
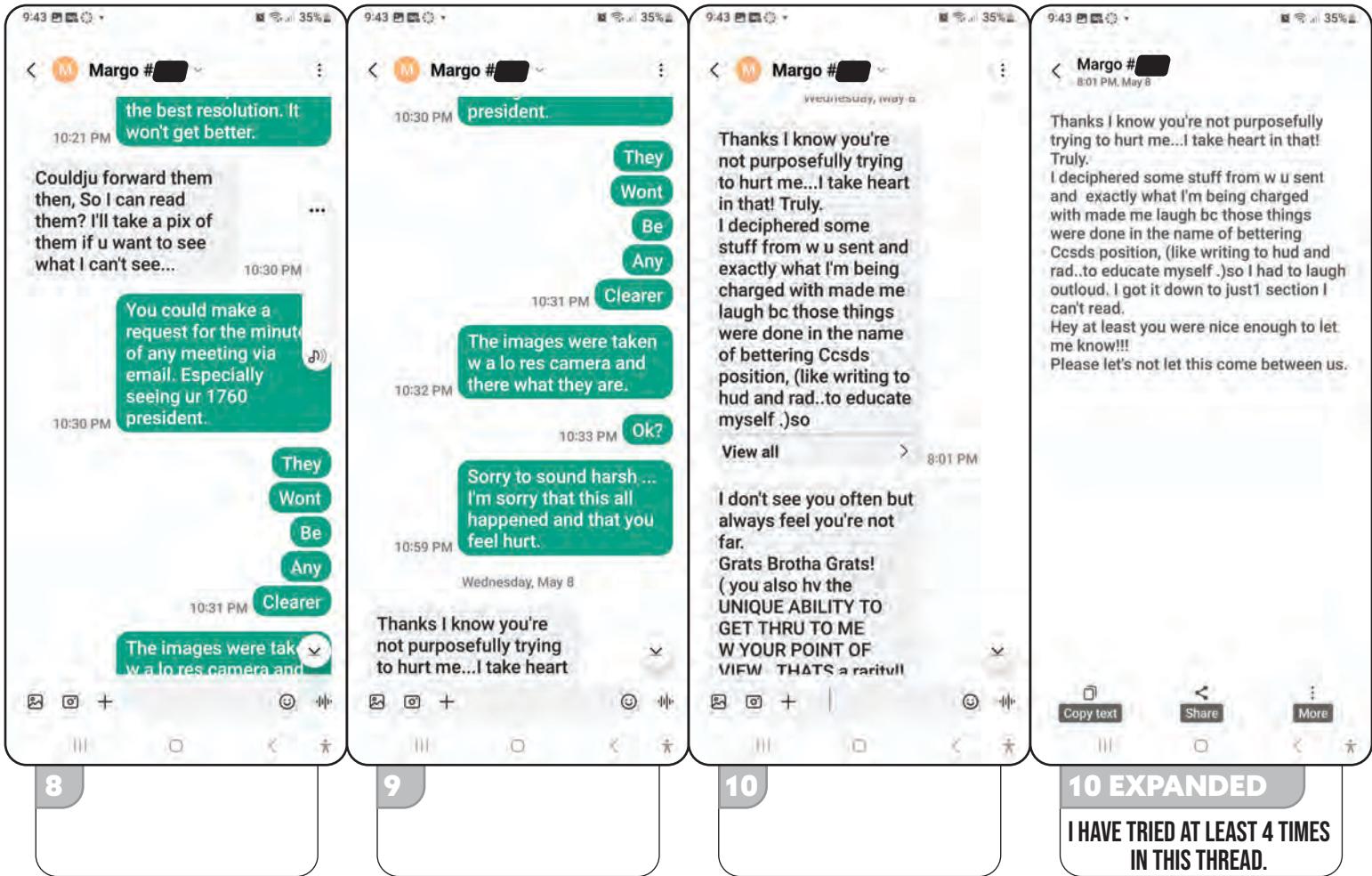
So ... what I printed is the best resolution. It won't get better.

10:21 PM

Couldja forward them then, So I can read them? I'll take a pix of them if u want to see what I can't see...

10:30 PM

MM NEVER INVOLVED 1760TA BOARD OR RESIDENTS WITH CCSD UNTIL RECALL



9:44 M Margo # [REDACTED] 35%

< M Margo # [REDACTED]

trying to figure anything out. I'm 100% bizniz w ours & the general body/ccsd. To maintai

MMS  
4:51 PM View all

I appreciate your sentiments but need to clarify. My new company being funded by SAN FRANCISCO HOUSING AUTHORITY is a better, stronger CCSd.  
We haven't been associated with (which means pay them for doing what we already do) for over 7 years. By vote of the membership. They have lost their non-prof

[View all](#) > 7:13 PM

This is all news to me.

+ |

## 13 RCA IS NOT BEING FUNDED BY HUD OR SFHA

I appreciate your sentiments but need to clarify. My new company being funded by SAN FRANCISCO HOUSING AUTHORITY is a better, stronger CCSD. We haven't been associated with (which means pay them for doing what we already do) for over 7 years. By vote of the membership. They have lost their non-profit standing and it is optional to join. We left after Beverly Saba died. 2016 or so. I thought you understood that when they kept asking for money. To come back w them. My opinion is It's not worth it to be affiliated. I was trying to go back w them bc I thought they'd accept good management w me as President but no go. What's your email? I can send the transcripts of the meeting that started my advisory board. Talk to Peter Kats the President before me, he'll tell you. He resigned in 2 months. Other buildings are thanking me! Let's stay good.

**13 EXPANDED**

**RCA IS NOT BEING FUNDED  
BY HUD OR SFHA**

14

9:45 35%

M Margo # [REDACTED] ⏮

Happy "Yo Mamma" Day

9:32 AM

Thanks!!!! 6:47 PM

Tuesday, May 14

8:30 PM Hi. Are you busy?

More than I'd like but could use a break Whazzuuup 8:39 PM

Um... elections? Why now? We were going to do that in Fall. 8:42 PM

Plus, I didn't know ALL roles & terms are this urgent to call an election. 8:45 PM

It turned out it was more like February / March when the last turn over happened. so

**15**  
**NOMINATION & ELECTION  
FLIER POSTED**

9:45 9:45 M Margo # [REDACTED] 35%

< M Margo # [REDACTED]

ALL roles & terms are  
this urgent to call an  
election.

8:45 PM

It turned out it was  
more like February /  
March when the last  
turn over happened, so  
I'm actually a little late  
in the game.  
I'm trying to comply w/  
regulations being as all  
the ccisd bullshit and  
scrutiny  
Any reason why now  
versus Fall will matter  
to you?  
Will you still wanna be  
Treasurer?  
I figure

[View all](#)

Yeah, 3 year terms 8:58 PM

Well.... so you want  
to look good how?  
Your notice is odd

9:45 8:58 PM, May 14 Margo # [REDACTED] 35%

It turned out it was more like February / March when the last turn over happened, so I'm actually a little late in the game. I'm trying to comply w regulations being as all the ccisd bullshit and scrutiny Any reason why now versus Fall will matter to you? Will you still wanna be Treasurer? I figure I'm only good for one more term anyway and 27s my lucky number!

Copy text Share More

9:46 9:46 M Margo # [REDACTED] 35%

< M Margo # [REDACTED]

Yeah, 3 year terms 8:58 PM

Well.... so you want to look good how? Your notice is ... odd. No date of origin, not signed by any officer, and frankly overall I'm wondering what made you act independently and start this? Why not just leave sleeping dogs lie and we can address this in the fall like we discussed as a group?

9:02 PM

Besides, there's other shyt to deal with now anyway and holding an election is like so disruptive.

9:03 PM

We only have 1 seat open too, unless Zia [REDACTED] Michelle said something

9:46 M Margo # [REDACTED] 35%

< M Margo # [REDACTED] ⋮

Besides, there's other shyt to deal with now anyway and holding an election is like so disruptive.  
9:03 PM

We only have 1 seat open too, unless Zia & Michelle said sumn to u?  
9:05 PM

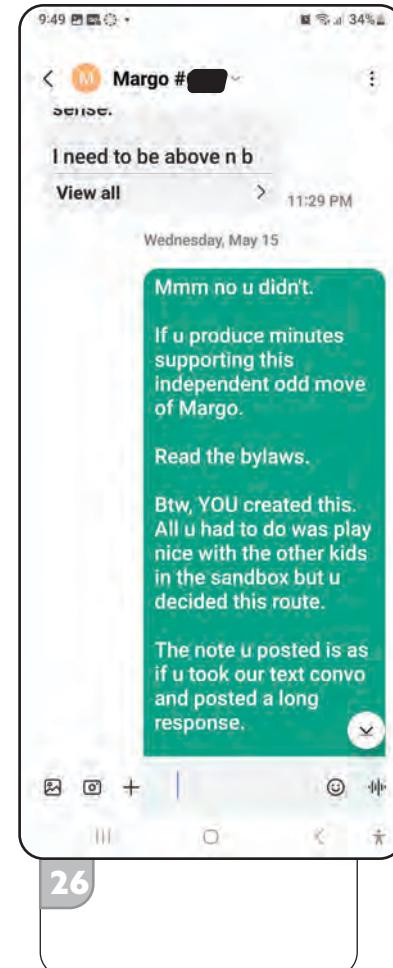
I'm not angry, just wildly confused??  
9:08 PM

I ALWAYS worried about looking good and following regulations! Always. Can you say when I'd not? The ball is already rolling anyway, per regulations. (Besides Michelle went coo coo.)? The independent 3rd party, per regulations, is

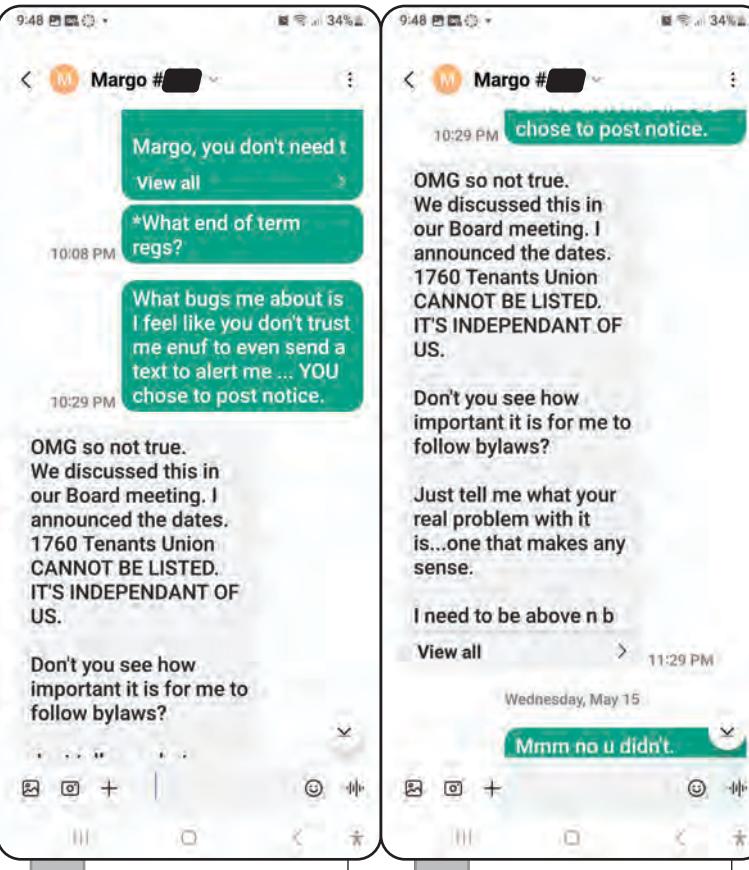




23 EXPANDED

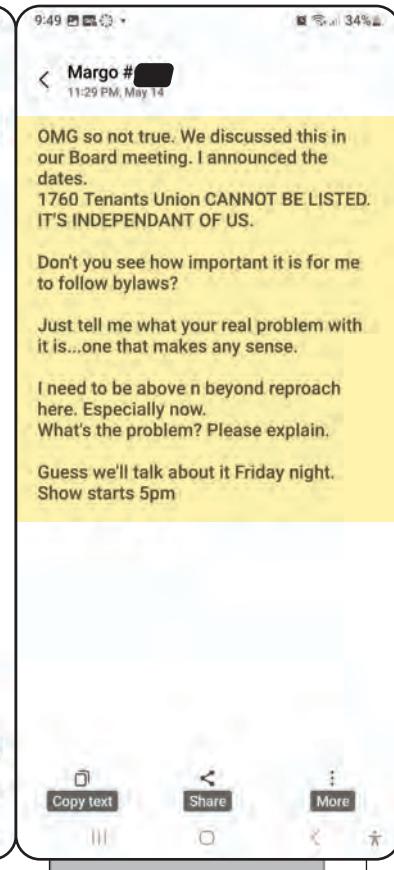


26



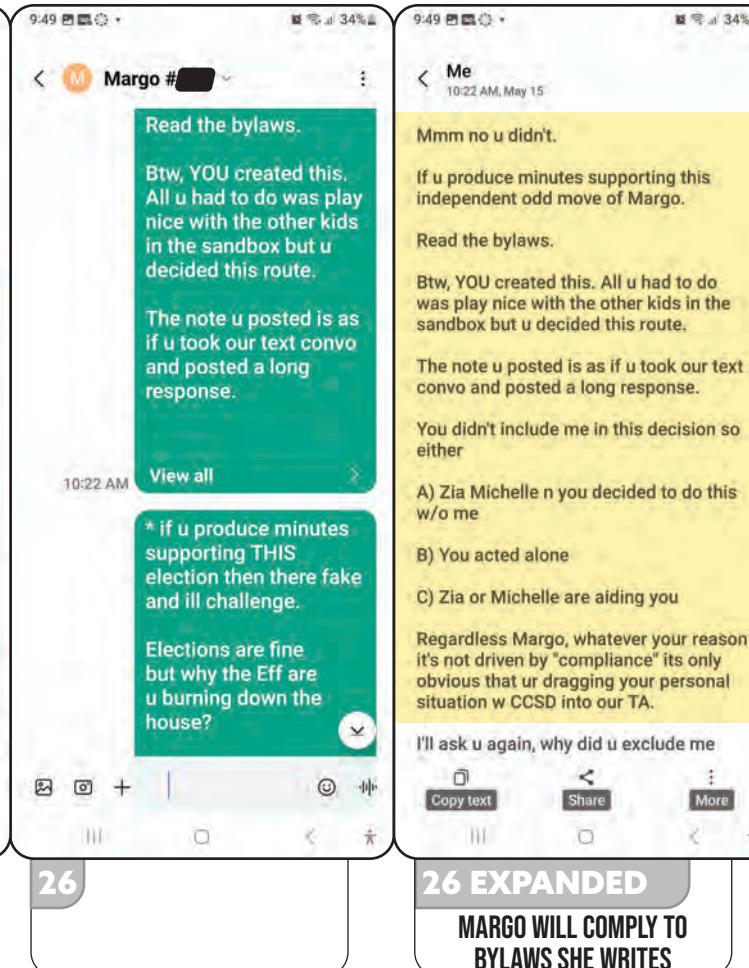
24

MARGO HAS TWO DIFFERENT VERSIONS OF THE 1760 BYLAWS



25 EXPANDED

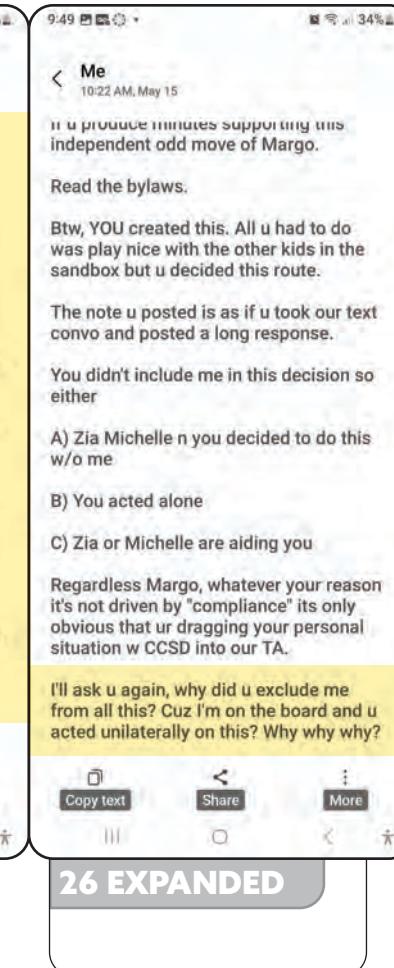
DEFIANCE + HYPOCRACY  
DEFLECT DIRECT QUESTIONS



26

26 EXPANDED

MARGO WILL COMPLY TO BYLAWS SHE WRITES



26 EXPANDED

9:49 10:22 AM View all 10:25 AM

\* if u produce minutes supporting THIS election then there fake and ill challenge.

Elections are fine but why the Eff are u burning down the house?

Let's do them in Oct/Nov like we planned.

We can't have anything to do with the decision. That's where independent comes in. I wish you would reveal what's really bothering you about them. It's a streamlined process. Let's talk about it Friday night at fashion show!

9:30 PM

9:50 34%

M Margo # [REDACTED] ← ⏮

10:25 AM Nov like we planned.

We can't have anything to do with the decision. That's where independent comes in. I wish you would reveal what's really bothering you about them. It's a streamlined process. Let's talk about it Friday night at fashion show!

9:30 PM

Thursday, May 16

<Subject: NoSubject>

I hope we all decide to have fun together tomorrow night. I mean we can be friends n have differences but still enjoy each other can't we? Cause I love you guys more than I hate

✉️ 📲 + ⏮ ☺ 🔊

9:50 9:50 M Margo # [REDACTED] 34%

< M Margo # [REDACTED] >

Subject: [REDACTED] Subject: [REDACTED]

I hope we all decide to have fun together tomorrow night. I mean we can be friends n have differences but still enjoy each other can't we?  
Cause I love you guys more than I hate that we disagree sometimes. Hope you know. Starts @ 5pm!  
Can't wait!

MMS  
6:34 PM

6:48 PM What's the address?

Friday, May 17

11:08 AM Happy Fri. Hey, we're is event tonite?? Who r we raising \$ \$ \$ for?

Hello

4:38 PM

[REDACTED]

9:50 33%

M Margo #

O it's a cool venue but I  
don't like bars.

Are you coming? 4:54 PM

O, and to be clear none  
of our TA funds go to  
this fundraiser. You  
don't collect money  
from the orgs you  
support - its a conflict.

The entry "donation"  
and any extra u want  
to add comes from  
private citizens of  
an organization that  
benefits from sfu but  
no TA funds

You approved our  
tickets and the cause at  
our Board meeting 4:57 PM

Nope that was

9:50 33%

< M Margo # [REDACTED] ...

tickets and the cause at our Board meeting 4:57 PM

4:58 PM Nope that was membership.

You're not making sense 4:58 PM

As an outing for the ta board good cause etc 4:59 PM

4:59 PM It's still a violation even if we approved. Our uninformed decision does not trump law. "Ignorance of the law is no excuse" is solid legal advise.

What's really going on with you

There's no law 4:59 PM

Do you want to be

[Image icons: photo, video, +, smiley face, speaker]

9:51 9:51 M Margo # [REDACTED] 33%

board good cause etc 4:59 PM

It's still a violation even if we approved. Our uninformed decision does not trump law. "Ignorance of the law is no excuse" is solid legal advise. 4:59 PM

What's really going on with you

There's no law 4:59 PM

Do you want to be President that badly 5:00 PM

Yes, it's CA nonprofit law and HUD doesn't allow tax money to be funneled to a 501c3 ... it's fed money so we play by there rules. 5:01 PM

Do you want your ticket or not 5:01 PM

9:51 33%

< M Margo # [REDACTED] ⚙

President that daddy 5:00 PM

Yes, it's CA nonprofit law and HUD doesn't allow tax money to be funneled to a 501c3 ... it's fed money so we play by there rules.

5:01 PM

Do you want your ticket or not 5:01 PM

Hey, I'm trying to be responsible. U said u want compliance, well I'm not gunna let non compliance happen.

5:02 PM

Why didn't you tell us then  
We're using the half that allows outings 5:02 PM

What are you going to do w your ticket 5:03 PM

+

# 31 DEFIANCE HYPOCRACY

32

## **33 DELUSIONAL CLAIMS OR CONSPIRACY THEORY**

9:51 33% 33% 9:51 33% 33% 9:51 33% 33% 9:52 33% 33%

**35** DELUSIONAL CLAIMS OR CONSPIRACY THEORY

What are you going to do w your ticket 5:03 PM

You prolly lured me into it to then throw me over the bus 5:04 PM

Um, bcz I didn't know the law. I talked to a tenant lawyer today about getting the gardens back 5:04 PM

What a way to inform us 5:04 PM

No, I didn't know. You didn't know. Now we know. No more money to them ok? 5:05 PM

Did you bother to check before making proposal? 5:05 PM

Ya, sorta like <30 days 5:05 PM

**36** BREACH OF DECORUM: OPEN CONTEMPT CONSPIRACY THEORIST

5:05 PM Ya, sorta like <30 days

5:06 PM Ya, sorta like <30 days notice for elections being dumped on us, right???

I think you should let us see the bookkeeping 5:06 PM

Have you done anything 5:07 PM

Right. Cuz u have checks and statements means I'm nefarious. 5:07 PM

5:08 PM Who is us?

Wasn't saying that 5:08 PM

Was saying you're not even tallying 5:08 PM

Ok so what u saying & us mean u n Z? 5:09 PM

I'm sorry you're life isn't 5:09 PM

5:09 PM Ok so what u saying & us mean u n Z?

I'm sorry you're life isn't what you enjoy right now 5:09 PM

5:10 PM That's mean my life is fine and unrelated to board.

We need an open books meeting for nominations FOR THE TENANTS 5:10 PM

Why are you lashing so 5:11 PM

Read bylaws. It's actually 34 days. Your notice isn't even 30 5:11 PM

Hmm did I say YOUR LIFE sucks? 5:11 PM

Misdirected anger 5:11 PM

5:11 PM Hmm did I say YOUR LIFE sucks?

Stop taking your life out on me ascot 5:13 PM

5:13 PM Read your bylaws. Your running this - w Z now?? Tenants actually don't give a shyt. I can't find one that does. Most want you out as pres tho. They think u are wasting money. 4 asked about the garden.

5:14 PM I'll be up in 5 for my ticket.

IAM NOT GOING NOW

Thanks

9:52 33% 33% 9:52 33% 33% 9:52 33% 33% 9:52 33% 33%

**39**

IAM NOT GOING NOW

Thanks 5:14 PM

Your tickets at the door head 5:15 PM

Well go. I don't do bars anyway so I'm not going. Just no more ta money ... and stop the "your life sux" shyt now. Ok... 5:20 PM

I'm not taking anything out. Actually I tried so hard to be nice n sweet n work w you to correct your misstep but u seem to want to hold this position. 5:22 PM

Even if its 15 days, your notice didn't have a date or even 1 board member name on it. 5:22 PM

So it's invalid w no date & no officer regardless of your intent, its not in compliance. 5:23 PM

Who is "we want to look at your bookkeeping" include? 5:24 PM

A tenant? Fine we can 5:24 PM

"your life sux" shyt now. Ok. 5:20 PM

I'm not taking anything out. Actually I tried so hard to be nice n sweet n work w you to correct your misstep but u seem to want to hold this position. 5:22 PM

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So it's invalid w no date & no officer regardless of your intent, its not in compliance. 5:23 PM

Who is "we want to look at your bookkeeping" include? 5:24 PM

A tenant? Fine we can 5:24 PM

at your bookkeeping" include? 5:24 PM

A tenant? Fine we can meet on Monday. 5:25 PM

Thanks for telling me we will night use TA funds 5:28 PM

5:28 PM Thank you.

I can't understand why YOU refuse to consult w Zia Michelle and me 5 days before you posted the flier, but I'm not dragging your "life sux" into this. I've tried to work w you about this but u want to be autocratic, so who brought what? 5:28 PM

And guess what? I'm still willing to work w 5:52 PM

And guess what? I'm still willing to work w you to have nomin 5:44 PM

View all

You were too busy fighting with Michelle 5:47 PM

What fight? 5:47 PM

Btw, Michelle and I are cool. 5:50 PM

If u did bring it up, I would have asked to see letter & would notice no date or no sig or no officer name and we wouldn't be here. 5:52 PM

Saturday, May 18

The one you were having with Michele and she said make sure I'm nominated. 5:52 PM

**40**

**41** BREACH OF DECORUM: MORE GASLIGHTING

**42** BREACH OF DECORUM: NAME CALLING + GASLIGHTING FALSE ALLEGATION

9:52 33% 9:53 33% 9:53 33% 9:53 33%

< M Margo #

**The one you were having with Michele and she said make sure I'm nominated. Ask z. Why have you turned on me? Isn't losing one sister enough? I thought you were more than this to me. I've never done anything but help EVERYONE.**

12:58 PM

Your real problem is you want to be President. Do your job first.

I remember who the old board members were. Let's see what they have to say. You're a turn coat.

1:07 PM

43 BREACH OF DECORUM: - DRAGGING MY DEAD SISTER - MORE GASLIGHTING

I remember who the old board members were. Let's see what they have to say. You're a turn coat.

1:07 PM

You can't pull thoughts out of my head, it's a real bad look for you, is plain wrong, and borders you being a bully. And slanderous.

1:07 PM

READ CAREFULLY: I want you to be president of 1760. But I want you to be inclusive too. Doing everything in a vacuum isn't right..

1:07 PM

Michelle and I are cool. So u can

View all

You're still confused

2:46 PM

44

Me 2:46 PM, May 18

You can't pull thoughts out of my head, it's a real bad look for you, is plain wrong, and borders you being a bully. And slanderous.

READ CAREFULLY: I want you to be president of 1760. But I want you to be inclusive too. Doing everything in a vacuum isn't right..

Michelle and I are cool. So u can

Michèle and I are cool. So u can

And at CCSD Gen meeting to vote on your issue there I'm still voting neutral. Because I STILL hope you figure out you're actions are preventing you from participating in a real convo with me.

2:46 PM

44 EXPANDED STRONG REAFFIRMATION OF ANGEL'S WILLINGNESS TO WORK OUT THE NOTICE

45

9:53 33% 9:53 33% 9:53 33% 9:54 33%

< M Margo #

You're still confused. We are disaffiliated with Ccsd and have been since 2016. I feel You are guilty of what you're accusing me off

2:46 PM

View all

You're still confused. We are disaffiliated with Ccsd and have been since 2016. I feel You are guilty of what you're accusing me off

9:05 PM

You're still confused. We are disaffiliated with Ccsd and have been since 2016. I feel You are guilty of what you're accusing me off

9:05 PM

46 EXPANDED CONTEMPT & DISRESPECT CCSD MIS-INFORMATION

46 EXPANDED BYLAW DISRESPECT AUTHORITARIANISM

47 THE MILLION DOLLAR QUESTION

9:53 33% 9:53 33% 9:53 33% 9:54 33%

< M Margo #

If we are disqualified, how did you become pres?

9:08 PM

They appointed me I

9:08 PM

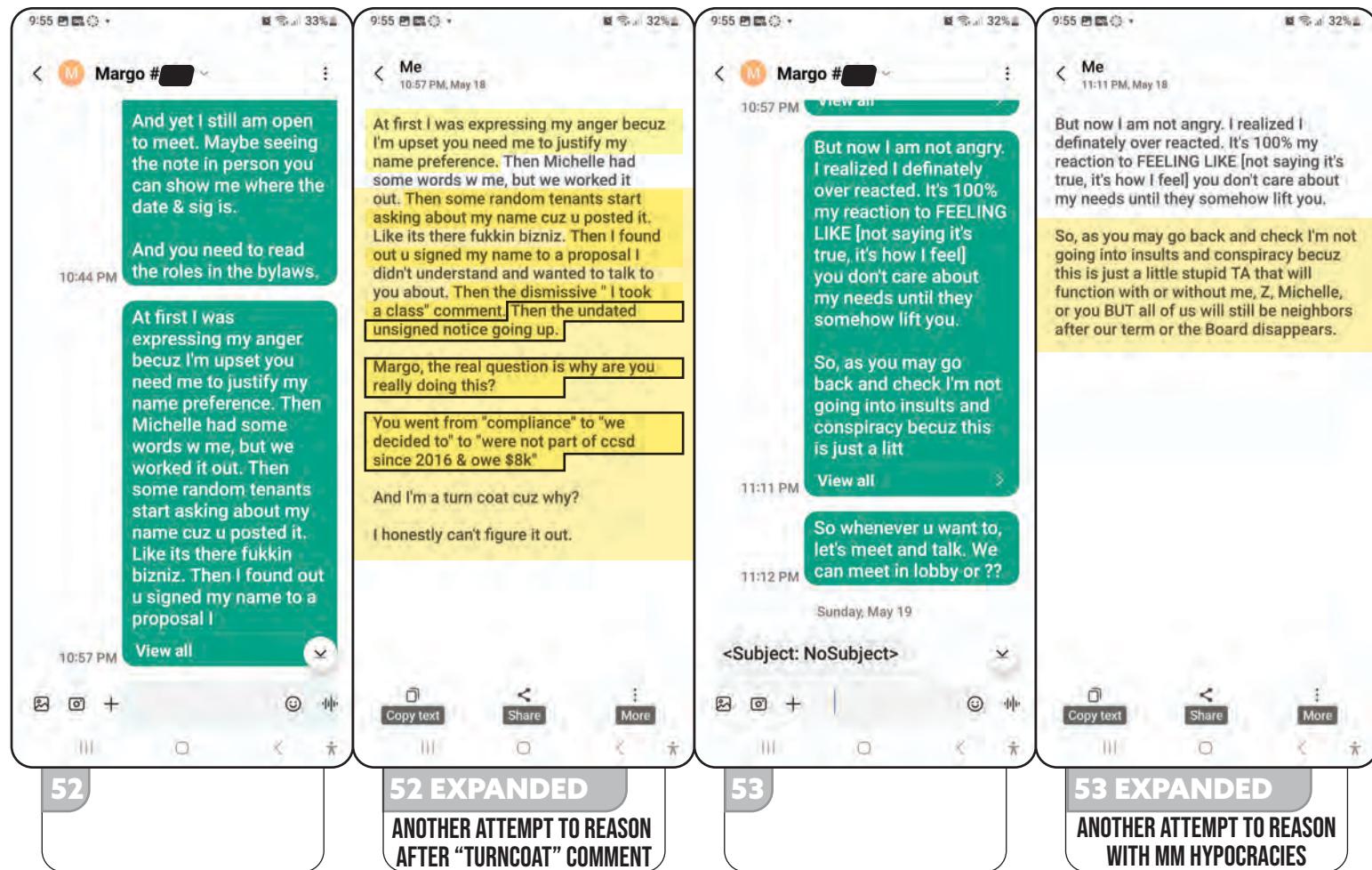
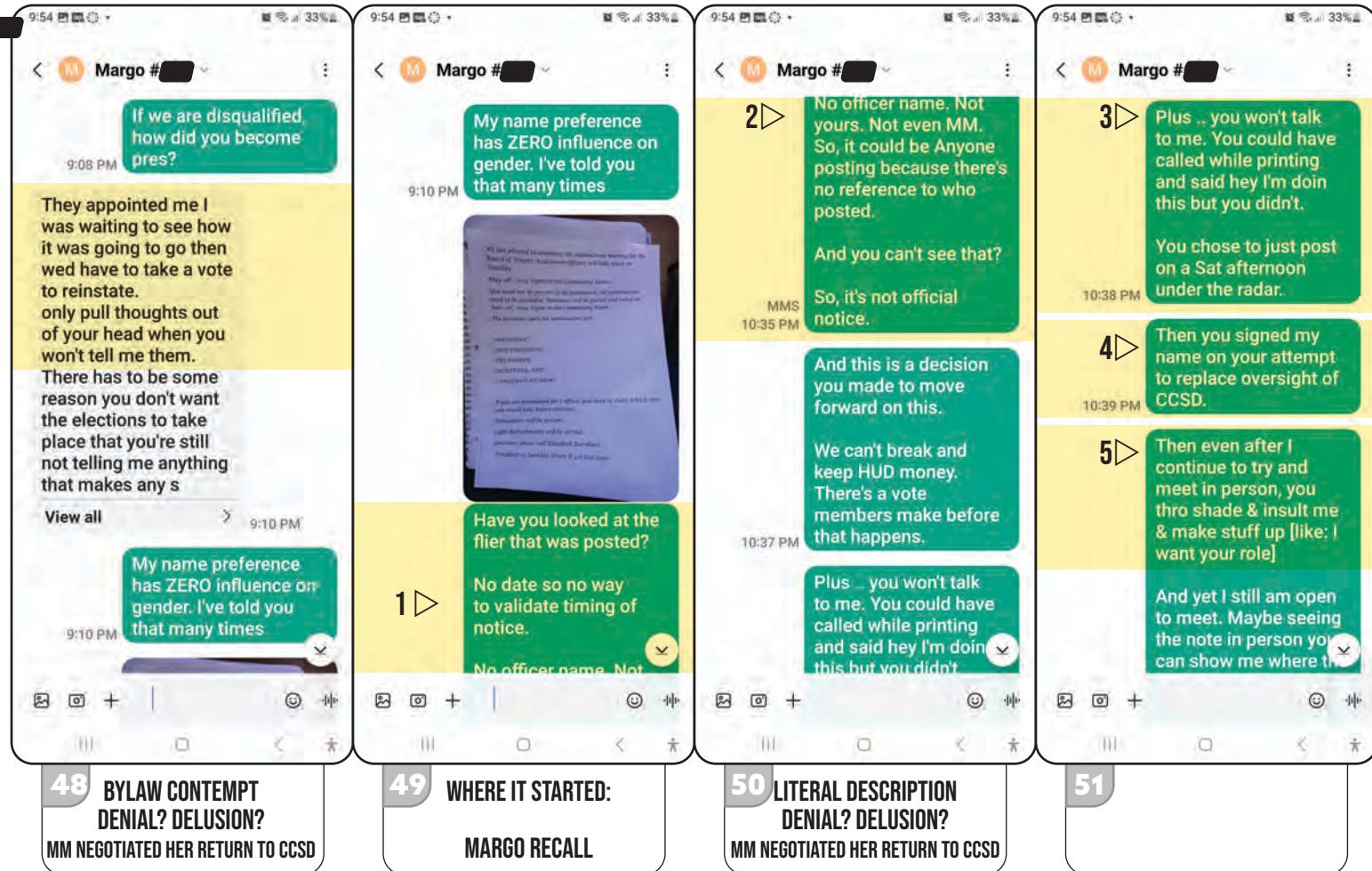
If we are disqualified, how did you become pres?

9:08 PM

46 EXPANDED CONTEMPT & DISRESPECT CCSD MIS-INFORMATION

46 EXPANDED BYLAW DISRESPECT AUTHORITARIANISM

47 THE MILLION DOLLAR QUESTION



9:55 32% 9:55 32% 9:56 32% 9:56 32%

**M Margo # [REDACTED]**

So whenever u want to, let's meet and talk. We can meet in lobby or ??

11:12 PM Sunday, May 19

**<Subject: NoSubject>**

Tonight is the first time you've said come talk to me. I've been sailing all day and busy w finals. You keep confusing roles.

Ccsd is a optional service .We can keep hud money without ccsd. I study hud rules. They've changed.. The flyers have a name of independent party. We checked out of ccsd bc

**View all** MMS 3:01 PM

Copy text Share More

**M Margo # [REDACTED]**

NoSubject

Tonight is the first time you've said come talk to me. I've been sailing all day and busy w finals. You keep confusing roles.

Ccsd is a optional service .We can keep hud money without ccsd. I study hud rules. They've changed.. The flyers have a name of independent party. We checked out of ccsd bc they weren't worth the \$1000 a year. They did nothing for us. I tried to change their culture. At least ai put a fire under their ass. THEY DO NOTHING THAT WE WERENT DOING ALREADY. RCA Resident Council Advisors is going ahead and there's enough work for everybody. I can get together in a few days. P.s. the 30 day/15 actually is there to be sure people see it. You've proven 30 day or not it's been seen. There's no rational reason not to go forward. Ask HUD. We have disaffiliated around 2016. I'm getting irrefutable proof. There's no sane reason to use them besides we'd owe \$8k

**View all** MMS 3:01 PM

Copy text Share More

**M Margo # [REDACTED]**

NoSubject

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**View all** MMS 3:01 PM

Copy text Share More

**M Margo # [REDACTED]**

The flyers have a name of independent party. We checked out of ccsd bc

**View all** MMS 3:01 PM

Copy text Share More

**54** I'VE TRIED SINCE RCA TO TALK "TECH FUNDS" ARE NOT USED FOR AN INDEPENDENT PARTY.

**54 EXPANDED**  
ANOTHER ATTEMPT AFTER "TURNCOAT" COMMENT

**55** RCA IS NOT AN INDEPENDENT 3RD PARTY  
MARGO, LEESA, GIRON, & ZIA ARE THE RCA BOARD

9:56 32% 9:56 32% 9:56 32% 9:56 32%

**M Margo # [REDACTED]**

alternatives are best. ill find the minutes

8:37 PM

Dude you really need to read my texts.

Ive ask repeatedly to meet n talk.

If you need me to ill print it all out w dates highlighted with all the times ive asked for you tobexplain what you r doing.

Which 3 on our board agreed to leave ccsd & when? That would be you Zia & Michelle, right? Or was it U John & Michelle?

You need to study the ccsd/HUD bylaws.

YOU chose this path. I just wish you could see how easy all the drama you created could end IF you meet w Z Michelle n me and all 4 of us work together.

**View all**

At this point, we are getting nowhere.

May 28 well see what happens.

**M Me**

9:26 PM, May 19

Dude you really need to read my texts.

Ive ask repeatedly to meet n talk.

If you need me to ill print it all out w dates highlighted with all the times ive asked for you for you tobexplain what you r doing.

Which 3 on our board agreed to leave ccsd & when? That would be you Zia & Michelle, right? Or was

**View all**

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**M Margo # [REDACTED]**

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Which 3 on our board agreed to leave ccsd & when? That would be you Zia & Michelle, right? Or was

**View all**

At this point, we are getting nowhere.

May 28 well see what happens.

Since u called for a tenants meeting, I'll be there and if there's a quorum we can ask members.

**View all**

**56**

**56 EXPANDED**

A LETTER OF DISASSOCIATION HAS NEVER BEEN FINALIZED BY 1760

**57**

IRREGULARITIES INCLUDE:

**DISREGARD FOR ROBERT'S RULE**

**DISREGARD FOR TENANT'S RIGHTS**

- NO PUBLIC BOARD MEETINGS
- NO TRANSPARENCY
- IGNORE VOTER'S CHOICE

**DISREGARD FOR MOST 24CFR & HUD REQUIREMENTS**

- CFR24/B/IX/964.100/A/1
- CFR24/B/IX/964.100/B/3

**2 DIFFERENT NON-EXISTENT COMPANIES LISTED AS INDEPENDENT PARTY**

**CONTINUING DISREGARD FOR DECORUM**

- DOXXING AT LEAST 1 OFFICER
- ALLEGATIONS OF CONSPIRACY
- PUBLIC CONFRONTATION

**REFUSAL TO RELEASE BANK STATEMENTS TO CURRENT OR PAST 2 TREASURERS**

This document includes texts sent between 1760 TA pres Margo McNulty and 1760 TA treas Angel Rittenburg. Tenants of 1760 pay for the phone used by Margo for both 1760 Board and her RCA Proposal, so there is no expectation of privacy.