



# NOTICE

## THE BOARD OF DIRECTORS QUAIL HOLLOW CONDOMINIUM ASSOCIATION, INC

TO: ALL UNIT OWNERS OF QUAIL HOLLOW  
CONDOMINIUM ASSOCIATION, INC.

FROM: ANDRES VILLEGAS, PRESIDENT  
JAVIER URBINA, VICE- PRESIDENT

DATE: JULY 29, 2008

This letter is to notify you about the recent incidents that are occurring in the community. My mother today received recall ballots from homeowners to recall me. The person in charge of the process didn't execute such process properly within the laws. The process server did not serve me the "**President**". He or she handed it to my mother which she is not part of the board. Also, the person in charge of the process doesn't know how to read the law statutes and bylaws.

Twenty one recall ballots are not concurrence of two- **thirds** of the votes of the entire membership at a special meeting called for that purpose. Notice of all members meeting stating the time and place and objects for which the meeting is called shall be given by the President Andres Villegas or Vice- President Javier Urbina.

Some of the homeowners were forced to sign the recall; subsequently, came to me to report such harassment and will be witness in front of a judge in a court of law. Such harassments were committed by **Ted Townsend and his wife #17, Juan Bueno #8, Natalie Armas #35, Jorge Mesa #33, and Melanie Ferreira( again) # 34.** The whole process is **INVALID** it wasn't processed properly. For the small amount who sustain the community that pays and are responsible, have the privilege to elect their own board and with God's authorization. The (attached copies) are the ballots of homeowners that do not pay the monthly assessments. I didn't want to humiliate such people that don't seem to care about their community.

The April Board (which was illegal) represented by Idhalia Benacia, David Alvarado, Dale Byerly, Ted Towsend and Caudia Richards shows that homeowners checks for the months of April and May disappeared; subsequently, through police investigation checks have been found cashed at check cashing stores and the money is missing. **THESE PEOPLE MAY NOT HIDE FROM THE LAW.** I have such prove which have been added to the lawsuit. That's why this people keep this demonic game to shield themselves from such criminal act. This such delinquents are the people you so call neighbors. Those people from that April Board, must prepare themselves in front of a judge because I have much prove to prosecute all of them.

**I'M NOT PLAYING AROUND**, I'm tired of this atrocious situation. These same people shielded themselves with the Property Management Company by pretendiuj that they have always paid which is **FALSE** this such people have huge debts. I have all records of accounts, hi the last letter that the Vice-President Javier Urbina sent, he gave notice to all delinquent homeowners that they have thirty days to pay the full amount of their debts. Thirty days are running and I have all paperwork completed to foreclose any home by the end of the thirty days. The Board that is run by me has always been transparent and I have nothing to hide. In past conversations with Kathleen Bordeleau (previous accountant for the association) stated that past board members which I will say the name Melanie Ferreira (again), Juan Bueno, Marina Bueno, Jorge Arce, and Wilson did not give her proper paperwork from all expenses and receipts from purchases and the? miss appropriated funds. Kathleen Bordeleau is willing to testify in court of such criminal acts. Eventually, the truth shines out.

This gives more strength to denunciate the previous board members which for many years have been hidden behind masks. Through investigation and great wisdom given from only God I have brought to light all this criminal acts. I ask homeowners that truly care about the community like I do to join and support me. We need to keep moving forward for the best of our community. We the help of all of you we can make a change.

Thank you,

Signed,

THE BOARD OF DIRECTORS

BY:



, President

JQV,c  
Javier Urbina. Vice President