

MORENO VALLEY RANCH® 
COMMUNITY ASSOCIATION

August 20, 2018

Dear Moreno Valley Ranch Homeowner,

We apologize for having to send out this memorandum, but we have received many complaints from residents that individuals purporting to represent the Association have harassed, intimidated, and asked for money from our members. Please know that these individuals do not represent the Association, and the Association will never go door to door to ask you for money, or distribute flyers on your property.

As everyone knows, the Association, together with Avalon Management, have been on a program to improve the community and offer more programs to the residents. We have been able to lower your dues, offer more social programs, and we may be able to further reduce your dues from the cost savings of changing management companies. We have improved your website, newsletters, and increased communications to the members. We will continue to improve.

The complete remodel of the community center, pool area, and planned splash park are just a few of the visible improvements this Board is accomplishing.

Like any organization, there will be some people that object to improving the community. We started experiencing problems in 2017, when the following occurred:

In the spring of 2017, one of the Board Members made un-authorized purchases using Association funds.

In the summer of 2017, the Board voted to improve the camera system and purchase new boats. The Board voted on May 15th, 2017 to sell 12 cameras and 3 paddle boats that were being replaced. The Association placed notifications on the community website and offered the cameras at \$50 each and the boats at \$500 each. Unfortunately the cameras ended up in one Board Member's car trunk, and one of the boats was driven away by a board member and given to a friend. Keeping the matter private the Association was able to receive payment for some, and return of the balance of the missing property.

The Board Members involved started a trend of making accusations and generally trying to interfere with the operations of the community and cause turmoil. The situation started causing so much interference that the Association hired an investigator to look into the matter, and based on the report of the investigator the majority of the Board was left with no choice but to remove two directors for cause on March 26th, 2018.

Since taking these precautions to protect your community, board members and staff have been subjected to threats, intimidation and harassment. False reports are being posted on social media and other websites.

These individuals have again attempted to access the Association assets and records, but this time they were stopped before anything could be removed.

On July 13, 2018 this group's attorney Olen Guaib, attempted to claim complete control over the Association by sending an email to the Association's legal counsel: "We have legal control of the board. I am now, by vote, the attorney for the HOA. All other attorneys have been dismissed."

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Police have been involved and the Association was forced to initiate a court action to restrain this behavior. On July 27th the court issued an order barring them from the offices and ordering that their attorney does not represent the Association in any capacity.

Your Board works very hard to improve the community, and we always need your help. While we have many more improvements planned we will be sending out a survey in the next 10 days asking what you would like to see improved and what activity programs are important to you.

In closing, when determining the integrity of people, look at their motives, and what they have done for the community in the past. This Board has accomplished many improvements and will continue to do so. We do not know the motives of the people that are trying to disrupt our community. If confronted by any of these individuals, you may want to ask them what they have done other than to cause disruption.

We will be having a meeting tonight, August 20th at 6:30 p.m. and we hope you can attend to see how we continue to improve the community.

With deepest respect,

The Board of Directors
Moreno Valley Ranch