

Asking the Questions

According to the Association of Certified Fraud Examiners based in Austin, TX, fraud at non-profits primarily involves conflict of interest, bribery, illegal gifts, false reimbursement of expenses, billing issues, check tampering and cash theft. Property management organizations (for-profits) often serve many properties in a variety of locations and thereby open themselves to doing repeated business with the same suppliers and failing to open bids to competing contractors.

Is it possible that Laguna Woods Village suffers some of these same problems? We don't know because the forensic audit supported by many homeowners has been stonewalled. How is it that PCM employees do not seem aware of a hotline to report fraud, waste abuse and ethics violations?

Board members need to be vigilant, keep accurate records and operate as transparently as possible. We shareholders must take responsibility for electing and supporting only competent board members who in turn contract with a management company that does not fall prey to the temptations offered by non-profits handling large sums of money.

How do you homeowners see your role in safeguarding our community? Think of questions you might address to seated or soon -to-be-elected board members.

- A. What is your motivation for seeking election (or re-election) to the Board?
- B. Have the issues of credit card use, expense reimbursements and employee bonus programs with PCM been answered to your satisfaction?
- C. Have the sales of plant stock in our nursery operations been recorded?
- D. Is it legal to sell 501C3 (tax exempt status) property owned by a non-profit such as San Sebastian without a 2/3 vote of the shareholders?
- E. Is it not a conflict of interest for the property manager to sit in on the Board meetings and to hold closed sessions?

How can we support Board members as well as work efficiently with the employees of PCM? Let's talk! Please bring your friends and come to the next Residents Voice Meeting in Clubhouse 5.

Dlaura Loughrey

Prop 98 vs 99

California leads the nation in Eminent Domain abuse. Prop 98 is a proposition that will lead to a meaningful resolution. A comparison between the two will show that:

Prop 98: Pertains to all Private Property. Defines Just Compensation. Prohibits deference to Government in Property rights cases. Eliminates Rent Control.

Prop 99: Pertains only to owner occupied residences. Does not define Just Compensation. Allows for exceptions. retains affordable housing subsidy (Rent Control)

Prop 99 proponents want to justify Rent Control as a means of providing Affordable Housing". Affordable Housing subsidy is a responsibility of ALL California Residents and should not be a burden to a small subset of the home owners who happen to have invested in property. This is like having the Democratic club pay for all of our amenities in LWV as opposed to our current "Shared Cost" concept.

Connie Grundke

Dear Editor,

The day that the first edition of The Voice was distributed outside the Village post office, I accepted my copy, took it home, and read it thoroughly. How good to have an alternative news source, I thought.

Later that day, I drove to Longs, parked in the El Toro lot, and did my shopping. When I returned to my car, I was astounded to find that someone had tucked a copy of that first edition of The Voice under my windshield.

Surely the publishers of The Voice do not tuck copies underneath windshields. Mine was the only car in that lot favored with the paper, but The Voice should make it clear to the public that it is distributed by hand, within the Village only.

R. J. Middough
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