

The Source of "Facts?"

Where do we get our information/facts? When we assume that only *truth* emanates from the mouths of our elected board members, we make our initial error and are relying on a false assumption. Our second error occurs when we assume that our local TV media will present both sides of an argument, or that they would correct known errors or missed information in their news programs.

Who has the ear of the directors? PCM! Who has control over the news broadcasts on our TV? PCM! When we get information from either source, there is no assurance that the information is accurate or complete.

For example; when the GRF Board was discussing the \$1,500 "Transfer Fee" (AKA the "Trust Facilities Fee"), one board member stated that another similar Home Owner Association (Walnut Creek) charges a fee of \$7,000, whereas we are only charging \$1,500. Was that a lie? Only if you are not told that the two fees are not comparable. We, Laguna Woods Village, charge for amenities via our Reserves. GRF charges each resident a reserve fee as a part of our monthly assessment. That money is allocated for maintenance or new facilities (I.E., Clubhouse #7). Walnut Creek does not accumulate monies in reserves for such items and charge a one time assessment (Transfer Fee) when a manor is sold that in essence accumulates to accommodate their needs for new or upgraded facilities.

In addition; as noted in an earlier article in this newsletter, a deposit in the neighborhood of \$300,000 was made to the Third Mutual bank account. The amount deposited was certainly correct, but, when asked to explain the source of the monies, staff pleaded ignorant and remained mum on the subject.

Then too; when asked about getting PCM to return some of the monies that were used for unauthorized Bonus Incentive Payments, they respond,

"Ignore it! It has passed the statute of limitations." Don't bother pursuing a potentially fraudulent action for fear of what might come to light. Those same people are interested in knowing who the sexual predators might be that live in our community, but will ignore other types of action that impact our lives. Just because we might not be able to prosecute someone does not mean we should ignore knowing if an illegal act occurred.

Why should this be of interest to our Boards? It would *justify*, and, tell us where we should *direct* any future audits.

Do You Remember; On a TV Channel 6 broadcast, the news analyst asked the General Manager if the 9 Credit Cards that were issued to staff were used for anything but, "Emergency Use Only?" The General Manager stated emphatically, "No!" Can anyone recall the news analyst ever, either, asking the General Manager if his answer was still correct when the Credit Card account statements were made public and it was found that hundreds of thousands of dollars were charged against these credit cards for non-emergency expenses including employee and department meals, or, the news analyst corrected the error himself.

We should realize; As we watch any editorial on Channel 6 that such an omission would probably be expected of the analyst once you are aware that he is employed by PCM. You certainly wouldn't consider him biased, or would you?

When listening to someone explain the "facts" surrounding our Home Owners Association, be sure to know the priorities of the speaker. Our ex General Manager always stated that his first priority was his boss, PCM. That is not to be unexpected, but it should raise your antenna and make you realize that if there are two sides to a problem, the GM will be taking PCM's side before he takes the side of the resident owners. That is human nature and something we should all instinctively recognize.

Just keep in mind that the majority of current boards cry out:

"Don't Rock The Boat!"