

Opinion

Truths and Half-truths

When you read the first "Letter to the Editor" in the December 8, 2011 edition of the Globe, you are told that, ..."***Half the Directors of the Third Board voted to increase the monthly assessment by \$15 month for 2012 ..***".

It is unfortunate that there is no editing of the Letters to the Editor for facts or half truths. In reality, and probably with intent, the writer failed to provide all of the facts.

This might be called, "THE REST OF THE STORY."

Let's review the sequence of events that got us there as a resident/owner would see it.

The prior 2011 Board approved a budget for the year 2012 which included:

Healthy Reserves set aside for potential unforeseen repairs in the maintenance and construction areas and a **reduced Landscaping Operations budget** more in keeping with estimates from outside contractors. One of those contractors does the landscaping in many communities managed by PCM.

Operations were further reduced with the elimination of three positions in the General Managers area which Third felt were not necessary for Third's operation and would result in cost savings. The reduction of these staff positions was done with the concurrence of the General Manager.

On Nov 14 the new 2012 President, Sy Wellikson, called a Special Board meeting of six Board Members **the day before** the regular monthly December Board Meeting and despite the fact that the other five members had prior commitments since this usually is a day free of meetings. At this Special meeting the six passed motions rescinding the \$500,000 reduction in the Landscape Budget and reinstated the three positions in the G.M.'s staff. This action did not define any special assessment to provide the funding, therefore the only source

funding could come from was Reserves. Apparently they had no problem with this, despite the fact that Reserve Funds are for repairs and replacement needs, **and cannot legally be used for Operations. In addition this money taken from Reserves must be replaced within a year!**

The big question is....where will three quarters of a million dollars come from? The answer now becomes clear ...the five Board members who supported a motion to increase assessments were **NOT** planning ahead, since not one of the six who approved the expenditures could reveal the location of the money tree on which they were counting to get them out of that pickle.

Considering our need to utilize Reserves in order to effectively remediate dry rot, copper line leaks, water intrusion events and other unforeseen needs for repair and replacement, Carol Moore, Kathryn Freshley, John Paulus, Lucy Shimon and Richard Palmer took the high road and acted responsibly by proposing a **legal means of funding the newly voted upon expenditures**. They should be thanked by us all, first for establishing a budget for 2012 that reflected appropriate spending and then for attempting to correct the **"failure to fund problem"** created by the new Board who appears bent on maintaining the status quo and illegally raiding Reserves to do it!

How one deals with the proliferation of misinformation, slyly crafted and presented as gospel, is entirely up to those who know better and are willing to respond publicly and in that same Letters to the Editor column.

Residents Voice
Pam: (949) 683-7317