



Loewenthal, Hillshafer & Rosen, LLP

Web Site: www.lhrlaw.net
E-mail: info@lhrlaw.net

15260 Ventura Boulevard, Suite 1400
Sherman Oaks, California 91403-5348
Tel: (818) 905-6283
Fax: (818) 905-6372
Toll Free: (866) 474-5529

Robert D. Hillshafer
David A. Loewenthal
Glenn T. Rosen
Kevin P. Carter
Arturo T. Salinas
Dana J. Hadl
Matthew E. Lax

August 21, 2009

Member
Shadow Oaks Condominium Association

**Re: Shadow Oaks Condominium Association adv. Everett
Shadow Oaks Condominium Association adv. Wolski/Scott**

Dear Member:

Please be advised that Shadow Oaks Condominium Association has recently been served with two (2) new lawsuits. Specifically, the actions are entitled as follows:

Robert H. Everett and Linda S. Everett v. Shadow Oaks COA, Ventura County Case No.: 56-2009-00354966-cu-or-sim; and

Marion Patricia Wolski and Kristin Scott v. Shadow Oaks COA, Ventura County Case No.: 56-2009-00354962-cu-or-sim.

Both of these complaints set forth causes of action as follows: Breach of Covenants, Conditions and Restrictions; Breach of Fiduciary Duty; Injunctive Relief; Nuisance and Negligence.

Generally, both actions allege, amongst other issues, that soil surrounding their property and building has shifted resulting in cracks to both the units and surrounding areas and other damages and that repairs have not been effectuated by the Association.

Both Complaints are on file in the Ventura County Superior Court. Both actions allege damages in an amount to be determined according to proof at the time of trial, plus interest; cost of suit; attorney fees; exemplary damages; temporary restraining order/preliminary injunction and permanent injunction enjoining/precluding the Association from continuing any and all actions which constitute a violation of the operating documents and enjoining/precluding the Association from continuing any and all actions which constitute a nuisance.

This matter has been tendered to the Association's insurance carrier for defense and indemnity; however, as of the date of this letter, a decision from the insurance company has yet been made.

Offices conveniently located in:

SANTA BARBARA

SANTA MARIA

WESTLAKE VILLAGE

Member
Shadow Oaks Condominium Association
August 21, 2009
Page 2

In the interim, our office has been requested by the Board of Directors to defend this matter on behalf of the Association.

Please be advised that my office is not authorized to discuss this lawsuit with any member within the Association; therefore, if you have any questions or comments, please direct them to the Association's property management company, Anchor Community Management c/o Colleen Scott.

Very truly yours,

LOEWENTHAL, HILLSHAFFER & ROSEN

A handwritten signature in black ink, appearing to be 'D. Loewenthal', written over a horizontal line.

David A. Loewenthal, Esq.