

7 May 2020

Gus Aarnaes, President
Park Paseo Homeowner Association
Board of Directors
25 Christamon W.
Irvine, CA 92620

Mr. Aarnaes;

This request is sent by certified mail, Certification #: 7019 2280 0001 4258 3886:

This Request for Alternate Dispute Resolution (ADR) is made in compliance with the *Civil Code* Section [§5930\(b\)](#).

I Prelude

On [9 Mar 2020](#) a request for an Internal Dispute Resolution (IDR) meeting was personally delivered to the Board of Directors President. Requesting:

1. The Associa Contract, an Association Record, *Civil Code* [§5200\(a\)\(8\)](#).
2. Associa billing an Enhanced Association Record, *Civil Code* [§5200\(b\)](#).

On [10 Mar 2020](#) a request was email to the managing agent requesting:

1. The Associa Contract, an Association Record, *Civil Code* [§5200\(a\)\(8\)](#).

On [12 Mar 2020](#) a request was email to the managing agent requesting:

1. The Associa Contract, an Association Record, *Civil Code* [§5200\(a\)\(8\)](#).

On [13 Mar 2020](#) the Board Presentation was emailed to the managing agent requesting:

1. The Associa Contract, an Association Record, *Civil Code* [§5200\(a\)\(8\)](#).
2. Associa billing an Enhanced Association Record, *Civil Code* [§5200\(b\)](#).

On [6 Apr 2020](#) an IDR meeting was held concerning delivery of Architecture Committee documents. The Board President refused to conduct the meeting without the Association attorney being present, but at that meeting we agreed that an IDR concerning the above documents was the best way to proceed.

On [15 Apr 2020](#) the Association attorney stated that there was no Associa billing related to work done on Architecture Committee documents.

II Request For an Alternate Dispute Resolution (ADR)

I request and ADR to resolve the issue of providing the Associa Contract to me in compliance with *Civil Code* §[5200](#)(b)

Pursuant to the *Civil Code* Section §[5930](#)(c) you must respond within thirty (30) days to this request. If no response is received within thirty (30) days then the request for an ADR will be considered as rejected pursuant to the *Civil Code* §[5930](#)(a)(3).

We acknowledge that there is a challenge in isolating ourselves from personal contact during the COVID-19 pandemic but have provided alternatives ([27 Mar 2020](#)) to communicate and not congregate.

The proximate cause for this ADR is the Board's refusal to provide the request Associat Contract.

Thank you;

Arthur Schwarz
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Irvine, CA 92620-1849
ph: 714-508-6881
email: forum@slipbits.com