
October 17, 2018

Via US Mail

All Owners

RE: *Riverwalk Vista Community Association*
Notice of Meeting to All Owners (Civil Code §6.4.3)
Date: November 19, 2018
Time: 7:00 p.m.
Location: Action Management - 1250 Corona Pointe Court, Suite 404, Corona, CA 92879

Dear Homeowners of Riverwalk Vista Community Association:

The Board of Directors (“Board”) for the Riverwalk Vista Community Association (“Association”) has been investigating potential construction defect issues related to the common areas. More specifically, the common area issues relate to excessive settlement of roads and entryways, excessive cracking of roads and entryways and design and installation of inadequate pump and filtration systems in the fountain as well as landscaping, irrigation and pool decking issues. The Association has retained the Naumann Law Firm, PC as legal counsel to represent the Association with respect to claims regarding construction defects.

The Board notified the Developer/Builder of construction defects. Unfortunately, the Developer/Builder chose not to make any repairs. As a result, the Association is now being forced to take further steps to preserve and enforce the Association’s rights against the Developer/Builder.

IMPORTANT MEETING

To answer questions and to discuss the problems that may lead to the filing of the action, the Board has scheduled a special meeting to be conducted on **November 19, 2018 at 7:00 pm, at Action Management, located at 1250 Corona Pointe Court, Suite 404, Corona, CA 92879**. We encourage all owners to attend this informative meeting.

MEMBERSHIP VOTE

As described above, the issues associated with the pavement, irrigation, drainage, landscaping and pool decking at Riverwalk Vista Community can take substantial costs to repair. These construction defects are a result of improper original construction. **The money to repair these potential defects can only come from one of two sources: (1) developer and its insurers, or (2) the membership (aka you).**

After much discussion with the Association's legal counsel and retained experts, the Board strongly recommends an approval vote by the membership. However, as discussed below, if you have any questions regarding this process or the potential litigation, the Association's legal counsel will be available to answer questions at the special meeting on November 19, 2018.

If you have any questions or comments, please do not hesitate to contact us.

Very truly yours,
THE NAUMANN LAW FIRM, P.C.

William H. Naumann
Attorney at Law

RIVERWALK VISTA COMMUNITY ASSOCIATION

WRITTEN CONSENT FOR CONSTRUCTION DEFECT ACTION

Please mark an "X" in one of the boxes to indicate whether you consent or do not consent, then date, sign, print your name, and print your address at Riverwalk Vista Community where indicated below:

I, the undersigned Owner of a property at Riverwalk Vista Community **GIVE MY CONSENT** to Riverwalk Vista Community Association ("Association") to initiate an action and/or arbitration proceeding against the Developer, builder and any other responsible party for any construction defect claim(s) that the Association may have standing to bring; **and RATIFY** any prior actions by the Board of Directors of the Association to pursue construction defect claims against the Developer, builder and other responsible parties.

I, the undersigned Owner of a Property at Riverwalk Vista Community **DO NOT CONSENT** to the Riverwalk Vista Community Association initiating an action and/or arbitration proceeding against the Declarant, builder and any other responsible party for any construction defect claim(s) that the Association may have standing to bring; **and DO NOT RATIFY** any prior actions by the Board of Directors of the Association to pursue construction defect claims against the Developer, builder and other responsible parties.

Dated: _____, 2018

Owner Signature

Owner Printed Name

Address

[Please return the completed form to the property manager's office, Action Management, Attn: Jennifer Mitchell, 1250 Corona Pointe Court, Suite 404, Corona, CA 92879, ("Action"), by mail using the enclosed self-addressed, stamped envelope; or email to jmitchell@actionlife.com; or email to elina@naumannlegal.com; or mail to the offices of the Naumann Law Firm, located at 10200 Willow Creek Road, Suite 150, San Diego, CA 92131; or fax to 858-564-9380. Thank you!]

TAKE A MINUTE

PLEASE SIGN AND RETURN YOUR PROXY

**NO BUSINESS CAN BE CONDUCTED WITHOUT A
QUORUM**

**TAKE A MINUTE TO SIGN NOW AND COMPLETE THIS
PROXY FOR CONSTRUCTION DEFECT VOTE**

**RIVERWALK VISTA COMMUNITY ASSOCIATION
REVOCABLE PROXY FOR QUORUM PURPOSES ONLY
A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION**

The undersigned Association Member, through the execution of this instrument, hereby appoints a member of the Board of Directors, who shall be an owner/member in the Association, as my Proxy to vote my ballot FOR QUORUM PURPOSES ONLY AND FOR NO OTHER PURPOSE, and to only vote my ballot at a Meeting which is being held for the purpose of approving/ratifying and/or initiating a construction defect claim. The proxyholder is not authorized or appointed to vote for any purpose, including voting for quorum, at any other type of membership meeting or vote, and is only authorized to cast my ballot for quorum purposes only. THIS PROXY IS VALID ONLY FOR VOTING FOR QUORUM PURPOSES ONLY AT THIS MEETING, AND TO ESTABLISH QUORUM. Personal attendance at a meeting, submission of a Ballot or appointment of another person to attend a meeting, will revoke this Quorum Proxy.

Print Name

Signature of Owner

Property Address

Date

Proxy may be mailed, faxed to (949) 450-0303, or e-mailed to the community manager, Jennifer Mitchell at jmitchell@actionlife.com.