BZA
CASE No. 16144
EXHIBIT No. 37
RGF Case # 16144
6/5/96
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Hearing on New Construction at Parkside Townhomes

Good afternoon, I am William E. Wright, Sr., a homeowner at Parkside Townhomes who, along with my wife Nancy Rivera and our two children, William Jr. and Marissa, have enjoyed the pleasure experienced from owning our new home.

We purchased one of the larger and more expensive homes – a 4 for bedroom three level unit. We have owned other homes and are by no means new to ownership. This however, is our first experience with homeownership under a condominium concept. The condominium concept, in our opinion, convolutes personal commitment and individual attention to the particulars of homeownership by creating a false sense of protection and care through the condo association. Like most home purchasers, we choose to rely somewhat on the developers and realtors to provide basic and factual information about all related functions and requirements in the initial process of purchasing the home. This was a mistake that most of us found out later to our detriment.

We'd liked to share with you some of our frustrations and concerns about our involvement with Telesis Corp./Home Corp. There is often an un-businesslike relationship between Telesis/Home Corp. and the District Government. Initially we experienced very sloppy practices when dealing with HPAP and various offices of which interfaced with Telesis/Home Corp. in processing our home purchase application. Figures were incorrect on a number of occasions which we brought to their attention.

Telesis/Home Corp. and its settlement associates, Eisen & Rome, failed to ensure that all taxes were timely and adequately paid before going to settlement on some homes sold in the past 3 three years – including ours. About a year and a half after we purchased, we were notified by our mortgage company that taxes for the year and a half prior to our purchasing the property were unpaid and delinquent. Our mortgage company paid the back taxes of approximately $1,100.00. This problem caused much time lost from work, increased monthly payments and angry exchanges. We finally convinced Telesis/Home Corp. that the problem stemmed from their failure to resolve the tax responsibility prior to settlement. We were reimbursed by Telesis/Home Corp. as a result. This would not have been expected had

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Telesis/Home Corp. worked with the Office of Finance and Revenue and the homeowners in the appropriate manner to assure that all tax issues were properly resolved before settlement. This is a problem other homeowners have encountered. Some howeowners who have experienced this same problem, have simply refused to participate in the association.

Additionally, Home Corp. recommended a building inspector for our home prior to settlement who failed to identify and point out some significant factors that eventually caused deterioration and unnecessary and usage in some areas of the home. Rotted wood around the rear patio door from water related damages have been reported and believe it or not, 2 1/2 years later the repairs are still incomplete. There are other problems that have not been resolved.

Home warranty issues are regularly reported to the association but months will pass without any followup. You must doggedly force Bill Highsmith, vice president of the association, in charge of operational matters to get anything done with in degree of interest and customer service.

The association was formed by the developers. It is managed by Home Corp. staff and Parkside homeowners are subject both personally and legally . Telesis/Home Corp. staff dominate the positions on the board of directors and imposes it will on homeowners often with an intimidating and unprofessional manner.

The President, Marilyn Melkonian refuses to attend the meetings held in the past 2 years. The board meets in private settings with the two homeowners elected to the board. Homeowners have no significant input into the processes and decision making which affect our property and investment.

We are convinced that the current management of Telesis/Home Corp. has failed to provide adequate management and oversight of the condominium association. The object of the condominium association is to empower homeowners to procure resources and jointly manage the business affairs of the association. But the Home Corp. Board has effectively disillusioned even those homeowners who have tried repeatedly to participate and contribute to efficiency of the Board's operations. The condominium association has not been effective and will likely continue to deteriorate

if Home Corp. continues to control the Board and vigorously promote their interest over the interests of homeowners.

Although homeowners pay their monthly dues, we are forced to beg for information about the Board's operations, seeking assistance regarding warranty issues and repairs, insurance issues and general maintenance of the entire complex. Problems such as mold growing around window facings on most of the windows in our home and the homes of others, from poor insulation is a typical problem. Another example is the inconsistent and incomplete work relative to the landscaping of the common areas. We are not empowered by the condominium concept. We are no more than demoralized tenants.

We want better management of the condominium association, if it must be led by the developers. We want input into the processes and changes to design and composition of the proposed dwellings, as well as, any future development. There should be a timely and orderly transfer of the management of the association to that of the homeowners.

Home Corp/Telesis should be required to work with the homeowners and neighboring Kenilworth Parkside housing — a block away to assure that that subsidized complex be required to meet the aesthetic appeal of the Parkside Townhomes and surrounding area.

Home Corp/Telesis should be required to actively involve Parkside Townhomes resident through notice and participation in all meetings and plans to develop or establish any structure or service that may impact the livelihood, aesthetics or property value of Parkside Townhomes residents.

Thank you,

William E. Wright
and
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