



Neighbor-to-Neighbor Dispute Policy

Definitions

Neighbor-to-Neighbor Dispute is any issue of contention between owners, residents, or guests.

Association Actions

The Association will not get involved in Neighbor-to-Neighbor Disputes except as follows:

1. Investigating and initiating disciplinary procedures on properly reported violations of operating rules of the Association or the CC&Rs, or in case of damage to common areas. Discipline is limited to fines paid to the Association and/or reimbursement for expenses incurred by the Association, such as for repairing damage to common areas, by the responsible owner or owners.
2. Initiating litigation when appropriate against one or more owners to remediate a condition or cease actions by the owner(s), tenants, or guests that cause damage to common areas or create a nuisance.
3. Other actions when compelled by responsibilities under the CC&Rs, statute, or government regulation, and subject to the Board's discretion in interpretation of such requirements.

The above actions will be taken only to protect the interests of the Association, the common areas, and enforcing quiet enjoyment for the community. All actions will be subject to the discretion of the Board, and nothing in this policy establishes any obligation to any owner, resident, or guest in handling Neighbor-to-Neighbor Disputes, except in facilitating communication as a disinterested party, as described below.

If the Association imposes discipline or takes legal action against an offending owner for the same incident or behavior that impacts another owner (or his tenants or guests), each other owner, resident, or guest who claims to suffer damage from the actions of the offending owner must pursue the offending owner directly for restitution. Any claims to the Association for damages caused by another owner or neighbor will be rejected.

Owner Communication

The Association expects owners to resolve disputes between themselves or between their tenants and/or guests. To that end, the Association will support communication between owners to the extent possible while complying with restrictions imposed by California law on sharing of owner information.

If one owner knows the other owner's unit number, then, upon written request and a statement by the owner as to the reason the contact information is needed, the Association will provide the name and contact information of the other owner as required by law, so long as the owner to be contacted has not opted out of the member register. Tenants and guests are not entitled to receive owner information from the Association.

If the owner to be contacted has opted out, the Association will not provide contact information. The Association will advise, however, that owners may request contact information of other owners from the Los Angeles County Registrar, which maintains ownership information for each unit. As this involves interactions with a third party, owners who choose to contact the County, or who attempt to acquire the contact information of an owner who has opted out by other means, must do so on their own, and the Association will not be involved.

Crimes

If a crime is alleged where only an owner, tenant, or guest is a victim, the Association itself will not file a police report. However, any agent of the Association who observes what he believes to be a criminal incident may, in his individual capacity, choose to call the police to the scene, or provide witness statements, as any responsible citizen would. Providing a statement may include disclosing the name or address of individuals observed to be involved, to include unit owners. Association agents who did not witness the incident may have access to information in Association records or personal knowledge normally held in confidence on behalf of owners (such as video recordings of the incident, the identity of individuals appearing in the video, or the name and address of an owner who was involved), which police may request. The Association may, in its sole discretion, provide such information to the police in the interest of justice and if it does not prejudice the Association, or in any case if compelled by subpoena. The fiduciary duty of the Association and its agents to keep owner information private does not restrict participation in police investigations.

Operating Rule
Effective August 29, 2022