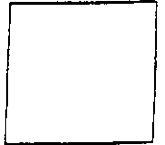


**CE**

Type



Plans

VPL01-0400

Permit Number

1488

Street Number

West Ave

Street Name

SR

Community Code

VWS01-0129  
VBU01-0515

125-351-008

APN



# Building Violation(s) Report of Investigation

Date of Inspection

Inspector

Violation #

- Rental     Owner Occupied     Unknown

**Construction without Permits**

- New Detached Structure

Approximate Size

- Addition

Approximate Size

- Other

**Grading/Fill without Permits**

- New Detached Structure

Approximate Quantity Observed

**Substandard / Hazardous**

- Inadequate Sanitation

- Structural Hazards

- Hazardous Electrical Wiring

- Hazardous Plumbing

- Hazardous Mechanical

- Improper Occupancy

Additional Information:

**Permits Required:**

**Building**

- |  |   |
|--|---|
| <input type="checkbox"/> Foundation                  | <input type="checkbox"/> Retaining Walls  |
| <input type="checkbox"/> Framing                     | <input type="checkbox"/> Siding           |
| <input type="checkbox"/> Plumbing                    | <input type="checkbox"/> Electrical       |
| <input type="checkbox"/> Roofing                     | <input type="checkbox"/> Mechanical       |
| <input type="checkbox"/> Swimming Pool               | <input type="checkbox"/> Structural Roof  |
| <input type="checkbox"/> Subject to Field Inspection | <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Non-Engineered Plans        | <input type="checkbox"/> Engineered Plans |

**Grading**

- |   |   |
|---|---|
| <input type="checkbox"/> Non-Engineered Plans | <input type="checkbox"/> Engineered Plans |
| <input type="checkbox"/> 1108                 | <input type="checkbox"/> Drainage Review  |

**Zoning**

- |   |                                 |                                      |
|---|---------------------------------|--------------------------------------|
| <input type="checkbox"/> Use                          | <input type="checkbox"/> Zoning | <input type="checkbox"/> Not Allowed |
| <input type="checkbox"/> Administrative Design Review |                                 |                                      |

**Septic**

- Abatement Repair  
 Connect to Sewer  
 Plumbing Repair Permit

Site Plan Sketch  
(not to scale)

N  
↑

senis: CDE-001.cdr 12/27/2000



Date

SUPPLEMENTAL ACTIVITY LOG

Judy Berkesky  
DAUGHTER OF P/O  
528-2027

9/23/02 TALKED TO P/O DAUGHTER JUDY BERKESKY SAYS SHE HAS TAKEN CARE OF ALL SUBSTANDARD CONDITIONS WE WILL DO A SITE INSPECTION ON 10/1/02 AND WILL CHECK THE 4<sup>th</sup> UNIT TO DETERMINE WHETHER IT IS LEGAL OR NOT. NEED TO CHECK ASSASSINATOR'S NOTES ON PROPERTY ROOM. LMW

10/14/02 ~~POSTED N/D~~ CHECK FOR ILLEGAL H<sup>th</sup> UNIT. LMW

10/18/02 ~~SEE S/1~~ WITH P/O DAUGHTER ALL SUBSTANDARD CONDITIONS IN COMPLIANCE. ALSO POSTED N/D. PLEASE CLOSE ~~VPL01-0129~~, VNS01-0129, ~~VPL01-0129~~. VPL01-0400 LMW

Date

SUPPLEMENTAL ACTIVITY LOG

Sept. 27, 2012

I am requesting a 90 day extension  
for extended time to research my options  
regarding 1484 ~~West~~ - & other problems.

Judith Baker-Skye  
for Eleanor Lombas -

1488 West - cumulative address

# CODE ENFORCEMENT INSPECTION REPORT

Site Address: 1484 West Ave

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

File Number: \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

11/18/03 Jason Burke-Skye - (512) 423-3715-cell.  
Reviewed file. Advised to get Assessors  
field notes & decide if legalize @ dwelling  
or guest house or storage.



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

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**THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS**  
**PLEASE READ CAREFULLY**

Eleanor Combs  
PO Box 1208  
Santa Rosa, CA 95402

OCT 14 2002

**NOTICE & ORDER - CONSTRUCTION WITHOUT PERMIT**

You are being noticed as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **1488 West Avenue, Santa Rosa, Sonoma County Assessor's Parcel Number 125-351-008**, and more particularly described in Exhibit A, (hereinafter the "Property"), that the Code Enforcement Division of the Sonoma County Permit and Resource Management Department has determined that permits have not been issued for construction work on the Property.

The specific construction for which permits have not been issued includes the following:

**1. Illegal fourth dwelling unit.**

Pursuant to Sonoma County Code Section 7-5, it is unlawful to erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure, or cause the same to be done without first obtaining a building permit. Permits are required for the above described construction. In the absence of permits and inspections, the construction is unlawful and in violation of Chapter 7 of the Sonoma County Code and the uniform codes incorporated therein, and further, cause the building or structure to be deemed and declared a dangerous building and a public nuisance by authority of Chapter 1, Section 102 and Section 103, of the 1998 California Building Code.

Accordingly, it is necessary that the nuisance be abated. You are required to either (a) remove the unlawful construction or (b) legalize the unlawful construction by obtaining all required permits and inspections. If you choose to remove the unlawful construction a demolition permit must be obtained within thirty (30) days from the date of this notice and the work completed within sixty (60) days.

If you choose to obtain permits and inspections to legalize the unlawful construction, you must first obtain all required Department clearances, including but not limited to, zoning, well, septic, sewer and fire safe standards. If all Department clearances necessary to obtain building permits cannot be issued, you will be required to remove the unlawful construction.

Within sixty (60) days from the date of this Notice and Order, you must then submit any necessary drawings and plans, together with payment of fees to the Department for review and approval. Within thirty (30) days of approval of plans, you must pay all required fees and penalties and obtain the building permits. All work necessary under those permits must be completed and inspected within the time frames required by the Department. In order to determine what work may need to be done, you may be required to uncover a representative portion of all concealed construction.

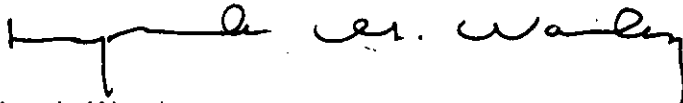
Pursuant to Sonoma County Code Sections 1-7 and 1-7.1 and Section 107.5 of the Uniform Building code, violations of Chapter 7 of the Sonoma County Code are subject to mandatory civil penalties, the costs of abatement and investigation fees. Further, a "Notice of Abatement Proceedings" may be recorded against the Property. Failure to comply could also result in a lawsuit to be filed against you in Superior Court of the County of Sonoma.

**This constitutes final notice unless any persons having record title, or legal interest in the premises, files an appeal from this action in writing within thirty (30) days and in the manner prescribed by law. Sonoma County Code Section 7-4 sets forth the appeal process which includes the right to an appeals hearing to the Board of Building Appeals. Copies are available upon request. The fee for an appeals hearing is \$373.00. You may also request an extension of sixty (60) days to bring your property into compliance in lieu of an appeals hearing. Failure to appeal this action constitutes a waiver of all rights to an administrative hearing and determination of this matter.**

This building or structure may be posted as unsafe to enter or occupy in accordance with Chapter 4, Section 404, of the 1997 Uniform Code for the Abatement of Dangerous Buildings.

If you have any further questions, or if further clarification is necessary, please contact this Department.

Sincerely,



Lynda Worsley  
Code Enforcement Division

C: File VBU01-0515a

JUDY BURKEY-SKYE  
Property Manager - 1488 West Avenue  
SALES AGENT - REALTY WORLD OF SANTA ROSA  
PO Box 1208 • Santa Rosa, CA 95402  
(707) 528-2027 fax (707) 568-0915

September 26, 2002

County of Sonoma  
Permit & Resource Management  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Attention Linda M. Worsley  
Code Enforcement Inspector II

Dear Ms. Worsley,

I have reviewed all my files in preparation for the small claims case with Stephanie Perry tomorrow evening. Some of it is very relevant to the things you were shown during your inspection. I thought it may be of interest to you.

I don't know if you take action against people who deliberately falsify claims for personal reasons. If not, perhaps you could tell me who would. It seems there should be a penalty for this kind of misrepresentation.

I have included just "the tip of the iceberg" in this packet and it's still a lot of material. I know you are a busy person, so I will list the items and/or the locations of the things I felt most important.

1. General condition and maintenance issues. Please note that this building was in good condition when she moved in and at the time of purchase. Also note that the tenant was on housing and that the building was inspected on three separate occasions by the Housing Authority. I will give you copies of all HUD records as I get them. They are very interesting!
2. The heater was tested by HUD on move-in, again on August 7., 2000, and on Move-out. It passed inspection on all occasions. Please refer to page 11, where I mention charges for fixing the electrical wires to the heater, which had been cut. Now look at page 14. This is a letter from Stephanie in response to my letter where she indicates the heater worked fine when HUD inspected it. The HUD inspection was done a few hours before yours. The length of time the heater actually did not work, was from when the wires were cut by Ms. Perry after HUD left until I repaired them a few days later. There were several problems with the heater on top of the cut wires, i.e. thermostat replaced twice and damage from someone trying to tighten fan belt (to make furnace run quieter) and using such force the shaft was bent and fittings askew. This was not there when I first inspected the unit in April of 2000, nor do I make note of it during her tenancy. See repair list on page 24.

3. My records show that we worked on the kitchen sink drain twice in the fall of 2000, and in July, August, September, and October of 2001. We had the drains cleaned a total of 6 times during and immediately after her tenancy. There have been no blocked drains or plumbing problems since October of 2001. (The new tenants moved in September 2001) Pages 10, 18, 21, 22, & 24.
4. I have lived here since June, 2002. I have seen no evidence of any pests, bugs ants, rats or mice. The tenants who moved in immediately after Stephanie caught one mouse immediately after taking up residence. They did not ever see any signs of rats, other mice, cockroaches, silverfish, etc. They had no problems with mildew, roof leaks, gray water drainage, etc. Also notice the copy of the condition section of an appraisal we had done in March 2002. Page 20

This is just the beginning. My mom is still trying to find the main box of receipts from 2000 and 2001. Letters and proofs coming from HUD, previous tenants. Etc. (I can just see you cringing at the time all this will take and I am sorry.) I know we will still have to do our inspection to satisfy your legal requirements. That is no problem. I am just collecting data for the aftermath. I hate that we have been embarrassed and accused in front of the whole world. I have made it a specialty of mine over the years to provide the best housing and maintenance I could. It has been a source of great pride.

More to the point, I hate that a record of the fact an inspection was done and code violations cited. No matter what I do this will be on our record forever. This is very humiliating. I see this as a tremendous black mark on my reputation as a property manager and Realtor. This is the only way I can fight back.

Sincerely,

Judy Burkey-Skye



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CALIFORNIA 95403  
(707) 565-1900 FAX (707) 565-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

September 24, 2002

Eleanor Combs  
PO Box 1208  
Santa Rosa, CA 95402

Re: DECLARATION OF SERVICE OF NOTICE AND ORDER  
At: 1488 West Ave., Santa Rosa  
APN: 125-351-008

On September 10, 2002 a DECLARATION OF SERVICE OF NOTICE AND ORDER from the Sonoma County Permits and Resources Management Division (PRMD) Code Enforcement Department was served on 1488 West Ave., Santa Rosa, Sonoma County Assessor's Parcel Number 125-351-008.

Please be advised that the above location includes 1484 West Ave., Santa Rosa and 1486 West Ave., Santa Rosa as additional addresses, and that the declaration served by the PRMD Code Enforcement Department regards the violation(s) assigned only to 1484 West Ave.

Sincerely,

Lynda M. Worsley  
Code Enforcement Division

VBU01-0515

Rev. Sharon L. Pennington  
Linda M. Clair  
P.O. Box 2014  
Canyon Country, CA 91386

September 17, 2002

Judy Berkey Skye  
1484 West Ave.  
Santa Rosa, CA 95407

To Whom It May Concern:

This letter is to inform you of the condition of rugs in said residence at 1484 West Avenue, Santa Rosa CA 95407 as of August 2001.

When doing a walk thru, prior to our moving in. The unsightly condition of the rugs in various rooms was discussed. There were many areas of stains and discoloration. All areas of rugs looked and felt dirty. We accepted the "as is" condition of rugs in order to meet our early needs of occupancy.

During our period of occupancy we found the property manager Judy Berkey-Skye, and the owner Eleanor Combs both to be very attentive to the condition of our residence. They always responded within a reasonable length of time to any situation requiring their attention. They tended to the needs of our home as they would their own.

Sincerely,

Rev. Sharon L. Pennington 9-17-2  
Linda M. Clair 9-17-02

JUDY BURKEY-SKYE  
Property Manager - 1488 West Avenue  
SALES AGENT - REALTY WORLD OF SANTA ROSA  
PO Box 1208 • Santa Rosa, CA 95402  
(707) 528-2027 fax (707) 568-0915

September 15, 2002

County of Sonoma  
Permit & Resource Management  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Fax # 565-1103

Attention Linda M. Worsley  
Code Enforcement Inspector II

Dear Ms. Worsley,

On September 12, 2002, we received a Notice & Order - Substandard Housing or Premises addressed to my mother, Eleanor Combs. The property cited was listed as 1488 West Avenue, Santa Rosa. You have indicated that your file number is VBU01-0515.

I am a licensed California Real Estate Agent, and the property manager for this address. My mother brought me the notice as soon as she received it. We called your office to get an explanation on Thursday morning. We were unable to get any information by telephone, so we came to your office in person on Friday, September 13<sup>th</sup>.

At that time we spoke with Steve Pantazes. He was unable to give us any information regarding this matter, and said we must meet directly with you. He explained that you were not at work due to illness, and encouraged us to contact you to set up a meeting. We would like to arrange a meeting with you at your earliest convenience.

I cannot begin to tell you how upset we are by this notice and the conditions you say "Code Enforcement Division" has determined exist on this property. We have spent thousands of dollars and countless hours upgrading the property you have cited. We are very proud of the job we did. We have very carefully reviewed your letter. We can't find justification for any of the conditions you have suggested in the Notice.

We would appreciate being able to meet with you to get answers to our many questions as soon as possible. Please call us at your earliest convenience.

Sincerely,  
  
Judy Burkey-Skye

(707) 528-2027



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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**THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS**  
**PLEASE READ CAREFULLY**

Eleanor Combs  
PO Box 1208  
Santa Rosa, CA 95402

SEP 10 2002

**NOTICE & ORDER - SUBSTANDARD HOUSING OR PREMISES**

You are being notified as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **1488 West Avenue, Santa Rosa**, Sonoma County Assessor's Parcel Number **125-351-008**, and more particularly described in Exhibit A, (hereinafter the "Property"), that the Code Enforcement Division of the Sonoma County Permit and Resource Management Department has determined that conditions exist on the Property to the extent that the life, limb, health, property, safety or welfare of the public or the occupants thereof are endangered. These conditions render the **building** to be substandard pursuant to Chapter 7 of the Sonoma County Code ( hereinafter "SCC") and Chapter 10 of the Uniform Housing Code (hereinafter "UHC").

The specific conditions that cause the **building** to be deemed substandard are:

**UHC Section 401 Nuisance**

1. Any public nuisance known at common law or in equity jurisprudence.
2. Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; or any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.
3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.

- ✓4. Inadequate or unsanitary sewage or plumbing facilities.
- ✓5. Uncleanliness, as determined by the health officer.

**SCC Section 7-13 (e) (2)**

- 1. Failure to provide adequate water flush toilets connected to a sewage disposal system which shall consist of a septic tank and a system of underground drains for the disposal of the tank effluent, or other system approved by the Health Officer.
- 2. ✓ Discharge of **graywater** from **kitchen sink** not connected to a public sewer system.

**UHC Section 1001.2 Inadequate Sanitation**

- ✓1. Lack of, or improper kitchen sink in the dwelling unit.
- ✓2. Lack of adequate heating facilities.
- ✓3. Dampness of habitable rooms.
- ✓4. Infestation of insects, vermin or rodents as determined by the health officer.
- 5. General dilapidation or improper maintenance.
- ✓6. Lack of connection to required sewage disposal system.

**UHC Section 1001.3 Structural Hazards**

- ✓1. Defective or deteriorated flooring or floor supports.
- ✓2. Members of ceilings, leaking roofs, ceiling and roof supports or other horizontal members sag, split or buckle due to water damage from leaking roof.

**UHC Section 1001.4 Nuisance**

- 1. Buildings or portions thereof in which there exists any nuisance as defined in this code are deemed substandard buildings.

**UHC Section 1001.6 Hazardous Plumbing**

- ✓1. Plumbing has been installed in violation of code requirements in effect at the time of installation.
- ✓2. Plumbing has not been installed in accordance with generally accepted construction practices.
- ✓3. Plumbing has not been maintained in good condition.

**UHC Section 1001.7 Hazardous Mechanical Equipment**

1. Mechanical equipment was installed in violation of code requirements in effect at the time of installation.
2. Mechanical equipment was not installed in accordance with generally accepted construction practices.
3. Mechanical equipment has not been maintained in good and safe condition.

**UHC Section 1001.8 Faulty Weather Protection**

- ✓ 1. Deteriorated, crumbling or loose plaster.
- ✓ 2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.

**Any building declared as substandard by this notice shall be made to comply with one of the following:**

1. The building shall be repaired in accordance with the current Building Code or other current code applicable to the type of substandard conditions requiring repair; or
2. The building shall be demolished at the option of the building owner; or
3. If the vacated building does not constitute an immediate danger to the life, limb, property or safety of the public, it may be kept secured and maintained against further entry.

If you choose to rehabilitate, repair or demolish the building, you will be required to obtain all Department clearances necessary for permit issuance. These clearances include, but are not limited to, zoning, well and septic. If you cannot obtain all Department clearances, permits cannot be issued to repair or rehabilitate the building.

Complete plans may be required with your application for building permits. Plans must be submitted to the Permit and Resource Management Department within sixty (60) days from the date of this Notice and Order. Upon approval of any necessary drawings and plans, you must then pay all required fees and obtain the building permits. All work necessary under those permits must be completed and inspected by this Department within the time frames required.

Permits to rehabilitate or repair the building, or permits to demolish the building, where plans are not required, must be obtained within thirty (30) days from the date of this Notice and Order. All work necessary under these permits shall be completed within sixty (60) days from the date of this Notice and Order.

**Failure to either repair, demolish or secure and maintain this building against entry so that it does not constitute an immediate danger to the life, limb, property or safety of the public is a violation of Chapter 7 of the Sonoma County Code and the uniform codes incorporated therein.**

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 7 of the Sonoma County Code are subject to mandatory civil penalties and the assessment of the costs of abatement. If you remove the violation within thirty (30) days of the date of this Notice of and Order, you may avoid these penalties and costs. Failure to comply within this thirty (30) day time period will result in the assessment of penalties and costs. Under State Revenue and Taxation Code 17299, if substandard rental housing is not brought into compliance with the minimum standards of the Uniform Housing Code, the Franchise Tax Board will be notified and they may not allow tax deductions for interest, taxes, depreciation and amortization. Further, a "Notice of Abatement Proceedings" may be recorded against the Property. Failure to comply could also result in a lawsuit being filed against you in Superior Court of the County of Sonoma.

**This constitutes final notice unless any persons having record title or legal interest in the premises files an appeal from this action in writing within (30) days and in the manner prescribed by law. Sonoma County Code Section 7-4 sets forth the appeal process which includes an appeals hearing to the Board of Building Appeals. Copies are available upon request. The fee for an appeals hearing is \$334.00. You may also request an extension of sixty (60) days to bring the property into compliance in lieu of an appeals hearing. Failure to appeal this action, constitutes a waiver of all rights to an administrative hearing and determination of this matter.**

This building or structure may be posted as unsafe to enter or occupy in accordance with Chapter 4, Section 404, of the 1997 Uniform Code for the Abatement of Dangerous Buildings.

If you have any questions, please contact this Department.

Sincerely,



Lynda M. Worsley  
Code Enforcement Division  
c. File VBU01-0515

attention Felicia,  
Tenant Service Representative  
Fax # 565-7557

Judy Burkey-Skye  
Property Management  
P.O.Box 1208  
Santa Rosa, CA 95402

September 1, 2001

Stephanie Perry  
3309 Santa Rosa Avenue - Space 27  
Santa Rosa, CA 95407

Regarding letter from MS. Perry  
Dated August 31, 2001  
Subject: Rental house at  
1484 West Avenue

Dear Stephanie,

I spent a long time going over your letter and find your explanations confusing and contradictory. Much of what you maintain just doesn't make sense.

The situation is quite simple: We purchased the property on West Avenue 4 months after you moved in. We were given a packet of legal documents that you had signed which included an Inspection Report that listed the condition of the house room by room, and a Schedule of Charges listing amounts you agreed to pay if you damaged anything. These papers indicated that all carpet, all paint, kitchen and bath flooring, stove, tub/shower, toilet, sink and cabinet, and all blinds were brand new. We also received an Estoppel certificate signed by you. There were no notes or comments in any of these papers about any damage. Based on these papers and a pre-purchase walk-through, we determined the interior of the house was in good condition. The amount we paid for the property was based on this belief.

When you approached me immediately after the close of sale and said there was a handle and hinge missing and a hole in the wall of the closet, I was concerned. I immediately wrote you a letter arranging a walk-through to view any damage or repairs needed. After going through the house with you and viewing a couple of minor problems, I was satisfied that the condition of the house was as represented in the documentation. I made note of the things you pointed out and have not charged you for them.

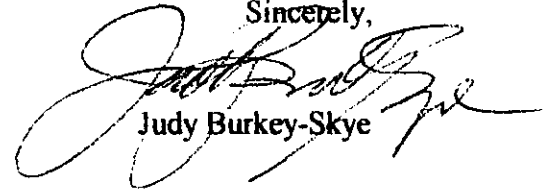
We just spent 23 days cleaning and repairing the house you moved out of. The list of charges I sent to you does not even touch on the amount of work that was necessary. I have tried to be as fair and understanding as possible with you. Legally you are responsible for all damages in the house. Enclosed please find a list of repairs needed and charges you agreed to pay to have these repairs accomplished. This list does not represent all of the work we did. It is confined to work required by damage to the house. We were not planning on charging you these amounts, even though it was our legal right to do so. This is a tremendous courtesy on our part.

You seem to feel that saying you didn't do something is enough to absolve you of all

responsibility for your actions. You want us to ignore all the documents you signed and take a financial loss on all repairs. I don't know anyone who would consider this. Now you are threatening us with court if we don't accept your view of the repairs needed. We have made a real attempt to be as fair as possible. We have only charged you for a small portion of what you are liable for

We gave you notice in January that we were going to raise the rent. You acted like it was okay. You said it wasn't a problem and you could afford it. It wasn't until mid June that you told us you couldn't consider it and were going to move. I think that was less than honest on your part. I think the things you are saying about all the damages to the unit are also less than truthful. If you feel you need to take us to court then please proceed.

Sincerely,



Judy Burkey-Skye

cc. Housing

Stephanie Perry  
3309 Santa Rosa Ave Space 27  
Santa Rosa, CA 95407  
August 30, 2001

Eleanor L Combs  
Judy Burkey-Skye  
PO Box 1208  
Santa Rosa, CA 95402

Eleanor & Judy,

This letter is in response to the refund of my security deposit after I vacated from 1484 West Ave on July 31, 2001. As stated in my lease I was suppose to receive my security deposit within 21 days. I received it on the 23<sup>rd</sup> of August making it late by 2 days.

On April 24, 2000 myself, my mother (Bernadette Perry) did a walk through with Judy, while Eleanor waited outside. I pointed out many items of concern and I also showed you a copy of my list of items needing attention. I have an issue with the amount you are withholding. Listed below is my dispute:

**Cleaning Needed:**

1) Window in the panty was not dirty with dead flies, etc. I cleaned this room myself. All blinds were clean and free of dust. \$5.00

2) As in my lease it states I can substitute Rug Doctor to clean carpets, which is how I cleaned them. The carpets were cleaned the night before and were dry in the morning. The hallway carpet was wet the morning of July 31<sup>st</sup> because I just finished cleaning it, and would have dried by afternoon. There were no stains in all the rooms. \$100.00

**Repairs Needed:**

1) Walls in bedroom left of bathroom handprints on walls this would be normal wear and tear. All blinds were taken down and cleaned by my mother and myself. \$100.00

2) Window in same bedroom was missing the cross bars when I moved in. We discussed this during our walk through. I mentioned that this window was lose, cold air and water was coming through, on more then one occasion. Of course you stated you would fix it. \$150.00

3) In same bedroom I showed you the door had a crack under the doorknob that had been painted over. Your reply was "oh, oh I can tell it was like that I don't need to know about that." This door did not have a broken frame. \$125.00

4) I never patched or painted any of the walls, as I never put any holes in any of walls. I had told Eleanor about the paint before closing of escrow during the walk through, how John Gietman painted over cob webs, holes in ceilings, greasy hand prints, cracks on walls, doors, nails, tape, stickers, handwriting, water damages, and peeling paint. I also told Judy of this damage on the walk though in April 2000. \$100.00

5) Door to master bedroom was not broken neither was the frame. Again during the walk though in April 2000 I also pointed out this doorframe and how someone had nailed it with nails and it was painted over. Once again you said that you could tell that was like that. \$100.00

6) The wiring was not cut to the heater. During housings final walk through on July 31<sup>st</sup> I turned the heater on per Felecia's request. \$ 25.00

7) There were not four broken light fixtures. I only purchased one replacement glass cover, the hardware was not correct so it fell and broke. I gave you the glass cover during my exit. too let you know why I did not put it up due to wrong hardware. Two light fixtures were missing when I moved in. I let you know at the time of purchase and during the walk through in April 2000.

\$50.00

8) John Gietman resurfaced the sink before I moved in. When housing did the original walk through their paperwork stated old sink with new faucet. \$150.00

9) Tile counter in the kitchen was damaged when I moved in. John Gietman replaced these tiles before I moved in. Housing also stated in their paper work tiles were to be replaced. John never completed this repair. \$150.00

10) I also told you about the towel holders and toilet paper holder not being in a stud and that it was hung crooked. Judy also attempted to fix October 2000 after repairing the lose toilet tank. This unit did not include a shower curtain and rod as stated in my lease. \$ 65.00

During the walk out on July 31, 2001 you only mentioned damage to the master bedroom doorframe. I reminded you that this damage was here when I moved in. You never once wrote anything down on paper. You did ask me about where your refrigerator was when you presented me with Steve's lease, his initials just happen to be the same as mine (SP). My lease states tenant to provide.

I was the one that requested a walk through in April 2000 remember? You had promised me on more then one occasion to repair many items including the roof that continued to leak during my tenancy. How can you charge me for damage to this house that you purchased as is? Besides the fact that this house is well over 60 years old with the original doors and most of the windows that you are trying to charge me for!

Therefore I am requesting \$960.00 the balance of my security deposit. I can and will exercise my right to sue you for the remainder of my security deposit along with punitive damages if I do not receive my money within 10 days from the date of this demand.

Stephanie Perry

A handwritten signature in cursive script that reads "Stephanie Perry". The signature is written in black ink and is positioned below the typed name.

cc: Sonoma County Housing Authority

Attention Doris Smith, or Isabella Mrozik, Tenant Services Representative  
Fax 565-7557

Judy Burkey-Skye  
West Avenue Property Management  
P.O. Box 1208 - Santa Rosa, CA 95402

August 21, 2001

Stephanie Perry  
3309 Santa Rosa Avenue #27  
Santa Rosa, CA 95407

Dear Stephanie,

Enclosed please find a check for most of your security deposit. We did find some damage and some things that needed replaced. Please review the itemized list that follows. I reviewed the notes from the walk-through I did with you on April 24, 2000. None of these items were pointed out as problems at that time. It is also quite clear from all documentation that the interior of the house was painted just before you moved in.

Cleaning Needed:

- 1) Window in pantry full of dead flies, etc. Levelors dirty & dusty . Cleaning needed. = 5.00
- 2) Carpets not professionally shampooed. Too wet, took days to dry. As they dried, dirt started to come back out. Definate stains in several areas. Dirt ground in walkways all rooms. Rugs spot cleaned and reshampooed = 100.00

Repairs Needed:

- 1) Walls in bedroom to the left of bathroom had excess of dirty handprints or footprints from aound 2 to 5 foot from the floor on two walls. Couldn't be washed off. Stains on the levelors in this room. Repaint= 100.00
- 2) Windows damaged in the same bedroom. All four missing the cross-bracing. Total of 4 braces. Replace cross bracing and caulk. = 150.00
- 3) Door damaged in the same bedroom, broken frame and broken door. Door missing one of the trim pieces on the back. Replace trim, replace frame, repair door, sand and repaint = 125.00
- 4) Walls poorly patched and painted with the wrong color of paint. Master bedroom and living room particularly bad. Sand and repair patches and repaint walls = 100.00
- 5) Door to master bedroom badly broken. Door frame to master bedroom broken. Repair, replace and repaint = 100.00
- 6) Wiring to heater thermostat cut. Worked when checked in January, 2001. Repair = 25.00
- 7) Glass to four light fixtures broken. Two new glass covers purchased by tenant, but all hardware for mounting these missing. Other two light fixtures had special sizes and were difficult to match. One needed special cover made. Replace fixtures and hardware = 50.00
- 8) Sink painted with regular wall paint. Most fell off while during our first week of limited use for washing hands etc. No possibility the sink could have been used for over a year and a half without all paint coming off. Substantial damage under paint. Resurface sink = 150.00
- 9) Tile counter in kitchen very damaged. Damaged tiles had been replaced and slightly damaged tiles resurfaced immediately prior to tenants occupancy. Tile repair and regrout = 150.00
- 10) Replace toilet paper holder, remount all towel holders in main bath. Shower curtain and shower curtain rod missing. Replace shower curtain & rod, toilet paper holder, etc = 65.00

Total cost of all repairs and cleaning : \$1,120.00 There were several items that were not charged to you because it was unclear whether the condition was present when you moved in. As I indicated to you during the final walk through, it is difficult to accept that the house had substantial damage when you moved in. Why would you sign a detailed walk-through report that says everything was perfect, new or in good repair, and freshly painted. I also reviewed the papers from the April 24, 2000 walk-through that we did right after purchasing the property. Anything noted during that walk through was also not charged. What remains is on the list on the previous page.

I know that you are counting on getting a large portion of your deposit returned. I did appreciate the amount of effort you put into the cleaning of the premises. Therefore, we are waiving the fees for the carpet and the window you forgot.

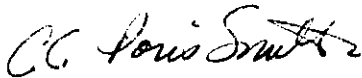
1,120.00 minus 160.00 = 960.00

Deposit = 2,500.00

Deposit Refunded = 1,540.00

Enclosed please find a check for 1,540.00. I hope you do well in your new home. We enjoyed having you as tenants.

Sincerely,  
  
Judy Burkey-Skye





**Sonoma County Community Development Commission**  
 Housing Authority • Redevelopment Agency  
 1440 Guerneville Road, Santa Rosa, CA 95403-4107

Members of the Commission

Mike Reilly  
Chairman

Tim Smith  
Vice Chairman

Michael J. Cole  
Mike Kerns

Paul L. Kelley

Janie V. Walsh  
Executive Director

September 22, 2000

ELEANOR COMBS  
 P O BOX 1208  
 SANTA ROSA CA 95402

RE:  
 STEPHANIE PERRY  
 1484 WEST AVE  
 SANTA ROSA CA 95407

Dear Eleanor:

The Sonoma County Housing Authority appreciates your participation in the Section 8 Rental Assistance Program. A routine annual inspection was completed at the above referenced unit. The following items were noted for correction:

- ✓ The roof appears to be leaking, please check and repair as needed. *Repaired 10-6-00*
- ✓ The kitchen sink drains very slow, please repair. *Repaired Drain Replaced 11-10-00*
- ✓ The discharge line on the water heater needs to drain within 6 inches of the floor or outside, please repair. *done Oct. 17, 2000*
- ✓ The toilet tank is loose, please repair. *Bolts tightened - Bowl not loose - Wall tank not tightened nut on bottom - Oct 6, 2000*

To insure continued compliance with the Housing Assistance Payments Contract, please take action on the above items by October 18, 2000. I have scheduled a recheck of the unit on the date listed below. Please call me at 524-7521 if you have any questions. The completion of these repairs is necessary in order to maintain compliance with the Housing Assistance Payments Contract.

Sincerely,

Diana Lowrie  
 Lease Negotiator/Inspector

c: Tenant

**Follow-up Appointment**

Dear STEPHANIE PERRY:

A follow-up appointment to recheck these repairs has been scheduled for October 18, 2000, between 9-3.

*all items fixed and marked off when re-inspected Oct. 18<sup>th</sup>. Please note that the heater, grey water, rodents, etc - not mentioned or found!*

Nureprt.doc

Telephone (707) 534-7500

*No Rain, made roof a non-issue until rain started in Oct.*

*Posted all Tenants (Hand delivered April 24, 2000)*

## Judy Burkey-Skye • Property Management

P.O. Box 1208 • Santa Rosa, CA 95401 • (707) 528 - 2027 or fax (707) 568 -0915

April 21, 2000

Letter to All Tenants.

1484 through 1486 West Avenue  
Santa Rosa, CA 95407

Dear Tenants

We are pleased to tell you that the escrow on the property has finally closed. You now have a new person to make your payments to and a new place to mail your rent checks:

Eleanor Combs  
P.O. Box 1208  
Santa Rosa, CA 95402

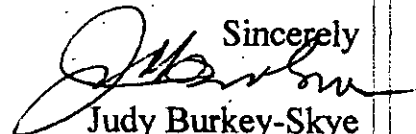
All terms of your original lease and/or rental agreement will stay in place. So please continue to refer to your original contracts for late fees, etc.

I will be taking over the repair and complaint department, so please call me if there are problems with your unit. If your particular schedule creates times when it is inconvenient for us to plan for servicemen in your unit, please send a note to that effect with you rent for May. Otherwise, we will assume Monday through Saturday from 9 - 6 is acceptable with 24 hours notice.

If you have changed any locks please get copies of any new keys to us ASAP. Please inform us of any repairs needed as they occur.

We will be doing some work on the landscaping in the near future. In order to facilitate this work, I will be mowing the lawns. You will not be billed for this service. You will be expected to continue to water and maintain grounds as your rental agreement specified.

Sincerely

  
Judy Burkey-Skye  
(707) 528-2027

# Judy Burkey-Skye • Property Management

P.O. Box 1208 • Santa Rosa, CA 95401 • (707) 528 - 2027 or fax (707) 568 -0915

April 21, 2000

Stephanie Perry, et al.  
1484 West Avenue  
Santa Rosa, CA 95407

Dear Stephanie,

This letter is a follow up to our conversation a few minutes ago. You sited several things that you felt were damaged before you moved in. This concerned me so I did some research.

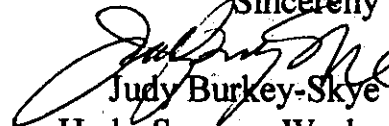
We were given quite comprehensive files by the previous owner, which I have just read over. According to the original walk through, your house was in very good shape. Here is a partial list:

- 1) New carpets.
- 2) New stove, stovehood, fan, broiler, and oven.
- 3) New paint through-out unit.
- 4) New mini-blinds.
- 5) New tub and new toilet in bath.
- 6) New flooring in bathroom.
- 7) New bath vanity and new sink in bath.
- 8) Windows washed both inside and out.
- 9) All other things were noted to be in good condition.
- 10) There are 4 smoke alarms and a fire extinguisher on premises.

You mentioned screens for the windows, and the only notation says "to be determined". You also mentioned that some of the hinges and handles were missing in the kitchen and the walk-through list indicates all were present and cabinets repainted.

My mother (new property owner) and I (new property manager) will be over at around 10:00 on Monday April 24th to inspect the roof problem you referred to. If this is not convenient, please let us know immediately so we can reschedule.

As I indicated when we saw you, we will not be renewing your lease or extending your tenancy. We wish to take possession as soon as your lease is up. (July 1, 2000) Enclosed please find a Letter to Vacating Tenant. and a Thirty Day Notice of Termination of Tenancy.

Sincerely  
  
Judy Burkey-Skye  
cc. Hud - Sonoma Works

From Property Disclosures <sup>April</sup> ~~March~~, 2000  
Purchase Escrow -

RE: A-1.

Replaced and repaired some of the interior walls and ceilings in all four units; replaced all the carpeting and linoleum flooring in all four units as well as the sub-floor in the bathrooms in 1484 and 1486, added new roof on 1488 B; replaced all the windows in 1486 and part of the exterior siding of the rear wall; replaced all the electrical outlets and switches in all four units; added new wall heater in 1488 B; added new kitchen sinks and cupboards in 1488 A and 1488 B; replaced all the bathroom fixtures in 1484, 1486 and 1488 A; completely painted interior and exterior of all four units; cleaned yard of all debris, including the old pump house then graded and seeded a new lawn; graded parking area and added gravel. All work done without permits.

Had a licensed plumber replace the complete gas line from the meter to 1486 with permits.

Ms. Perry was in  
1484 West.

*John H. Getman* 2/28/00  
*Jan H. Getman* 2/28/00

RECEIVED, READ & APPROVED

Date \_\_\_\_\_