

CCRs Cover letter

From: Dag Forssell dage@forssell.com Dec 22, 2023

All documents referred here are posted at <https://www.forssell.com/menlo/Governing/>

About the CCRs in the works:

I am told the board is still updating our CCRs to conform to recent regulations. The draft presented last summer holds some paragraphs that are detrimental to the membership. I think they should be simplified and removed. If you agree with me, you must let the board know, and be sure to scrutinize the revised Draft CCRs when presented in early 2024. The forthcoming CCRs will be Menlo Commons law for 20 years.

The *Prime Directive* regarding maintenance of Menlo commons, spelled out in the very first governing document:

Owners may make such alterations of common area as *do not adversely affect the structural integrity of any buildings or improvements or alter the exterior appearance* of any part thereof.

As boards have updated our CCRs in 1987 and 2007, and members voted in favor, restrictions have been added to our CCRs. Some restrictions are detrimental to owners for little or no reason and should be rejected by the members.

Most important, one new restriction legislates that residents on the first and second floors must not have cost-efficient heating. They must continue with expensive ceiling heat, for no reason.

The attached reports *CCRs_BalconiesDecks.pdf* and *CCRs_HeatingAC.pdf* provide detail.

Be sure to let the board know what you think about these restrictions, and be sure to check out the next CCR DRAFT to be sure that the board has taken notice of your concerns before you vote to approve the forthcoming CCRs. Withhold your vote until this onerous paragraph has been removed.

About the AT&T contract

For a discussion of the AT&T contract, see the attached file *ATT_Considerations.pdf* with supportive documentation at

https://www.forssell.com/menlo/Governing/ATT_Contract/

This illegal contract must be cancelled by the board by December 29, 2023.

Let the board know about your experience with AT&T and your evaluation of the arguments I present here.

Best to all, Dag

This and previous letters from Dag to all: https://www.forssell.com/menlo/Governing/CCR_Letters/



Available, delivery and installataion included. Free for the asking.
Vertical grab bar for bedside or restroom. See-through cabinet for dressing while sitting bedside. Call Dag.

