Re: CRIME STOP | Please HELP
NO TOLERANCE FOR CRIMINAL ACTIVITY at Casa Del Pueblo

Thursday, August 20, 2020

To All Residents,

We regret that much of the crime on our property is assisted by either Unit Owners or Residents who engage in criminal activity themselves, and/or give homeless and criminals access to their condos, and community facilities including the pool and laundry.

STAGGERING Financial Damages. Property damages have exceeded $250,000. That’s a QUARTER OF A MILLION because of Owner/Resident involvement.

What is the HOA Board doing about it? Quite a lot.

- Police Raids: Five (5) successful Police Raids resulting in multiple arrests over the past 6 years
- Police Arrests: Over 25 criminals arrested to date
- 4 MORE arrests last week (details below)
- Evictions: Over 130 residents evicted in the last 3-years due to HOA Violations
- Foreclosure: A Unit Owner engaged in dangerous drug sales from his Unit lost his house through a coordinated HOA effort working behind the scenes with the Police and anonymous individuals. His drug traffic also disappeared.
- Police Surveillance: At least another three (3) Owners/Residents are believed to be engaged in dangerous drug sales and/or prostitution. They have been reported to the Police for surveillance; it IS only a matter of time before enough case information is collected, arrests are made, and possible eviction
- Build-the-Wall: The HOA Board is in discussion with LENDERS to secure a loan to gate our community. It is not clear whether we will qualify and/or can afford all that is needed to build it, as well as pay for on-going maintenance—gate malfunction, damage, and repair will be an on-going budget expense in an annual budget already severely strained primarily by excessive HOA plumbing repairs. Please know that we are actively seeking a path to success regarding a wall, roofing, and piping
- FOUR (4) Home Invasion Trespassers Arrested: As a matter of Public Record, on Tuesday, August 11, 2020, the following non-resident individuals were apprehended by Police Officers inside an unoccupied privately owned Unit, were arrested for Criminal Trespass (Class 6 Felony), and/or other felonies and crimes. EACH of these individuals have received on-going support, housing, and/or assistance of some kind FROM UNIT OWNERS.

<table>
<thead>
<tr>
<th>Name</th>
<th>Jail Booking</th>
<th>Date</th>
<th>Felony Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarah Pettebone</td>
<td>T647846</td>
<td>08/11/2020</td>
<td>Narcotic Drug possession, Dangerous Drugs, Drug Paraphernalia, Criminal Trespass</td>
</tr>
<tr>
<td>John Klauck</td>
<td>T647847</td>
<td>08/11/2020</td>
<td>Criminal Trespass</td>
</tr>
<tr>
<td>Gregory Bolden</td>
<td>T647842</td>
<td>08/11/2020</td>
<td>Possession of a Weapon, Dangerous Drug, Narcotic Drug, Marijuana Possession, Criminal Trespass; not released, not eligible for bail</td>
</tr>
<tr>
<td>Alvin Pinkoson</td>
<td>T647843</td>
<td>08/11/2020</td>
<td>Criminal Trespass; not released due to existing pre-trial felony</td>
</tr>
</tbody>
</table>
The FOUR above named individuals ARE HEREBY:

- PERMANTLEY BANNED from our entire property; they are NOT permitted to set foot anywhere on-site for any reason or purpose
- NOT ever permitted as Guests in any household or residence
- NOT ever permitted temporary or permanent housing
- Subject to IMMEDIATE ARREST if found anywhere onsite
- Any resident that gives onsite aid or assistance to these individuals for any reason or purpose is subject to an automatic $500 Fine per incident
- THERE ARE NO EXCEPTIONS TO THE ABOVE

IF these or OTHER homeless individuals are SEEN by YOU, please IMMEDIATELY report what you witnessed to the HOA Property Manager, Curtis Meese at 602-668-6911; you may be instructed to anonymously call 911 to bring out the Police.

Casa Del Pueblo is PRIVATE PROPERTY
Homeless Individuals are Trespassers, NOT Guests

If you’re tired of Residents and Criminals Thumbing their noses are our rules, rights, and safety...

DO YOUR PART: REPORT SUSPICIOUS ACTIVITY

With over $250,000 in property damage, AND possibly your own neighbor PARTICIPATING in and/or aiding the HOMELESS and/or CRIMINAL ACTIVITY, YOU MUST DO YOUR PART to help us stop crime in our community.

YOUR Part is Easy.

Call Curtis @ 602-668-6911 and 911 to report suspicious activity. “See something, Say Something” is our motto. And it works. ALL our arrests and evictions are because somebody like you DID see something and say something.

- Report unusual, frequent foot traffic or car traffic to a Unit (drug sales likely)
- Report apparently HOMELESS people going in and out of any Unit, Laundry, Pool
- Report anything strange or unusual; See Something/Say Something

REPORT IT! You CAN Remain Anonymous

Your feedback is welcomed. Please call Curtis with any questions or concerns: 602-668-6911

Yours for a safer community,

The Board of Directors
The Board of Directors
Casa Del Pueblo HOA