



COMMUNITY MANAGEMENT SERVICES, INCORPORATED

November 25, 2019

Daniel Michalek  
1459 Alma Loop  
San Jose, CA 95125

Re: Willow Glen Creek Homeowners Association – 1459 Alma Loop

Mr. Michalek,

Common area landscaping is the sole responsibility of the HOA and any outside work by a member or agent hired by a member is in direct violation of the governing documents for Willow Glen Creek HOA. Please do not change or have an agent you employ change any aspect of the common area landscape. You will not be reimbursed. Depending upon what you direct a landscaper to do you may incur a reimbursement assessment for any corrective work deemed necessary.

As you are aware, the underlying issue with cats in the Common Area is a challenge to address. The Board appreciates the video you are providing as potential evidence. At this point can you also explain your assertion (and provide evidence supporting that assertion) that Ms. Post's cat is damaging the Common Area?

The board has received your proposal from Pacific Crest Landscaping and will take this under advisement.

Lastly, as a past board president you are aware of the processes required when requesting changes to any common use areas in the complex, please follow those processes in the future.

Sincerely,  
Community Management Services, Inc.

Eric Wills, Association Manager  
Willow Glen Creek Homeowners Association

cc: Board of Directors

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