

Hidden Housing Discrimination?

What Would You Call It...

Control of Association Governance, Elections, Management and Media --

- Rigged elections.
- Media Censorship.
- Not abiding by Assn. By-laws, i.e., “in the best interests of members.”
- Concealing past election irregularities (“Election Reports” reveal fraud, 2015-16).
- Making promises to increase facilities/services to families/children with minimal follow-through.
- Allowing harassment/intimidation of members who advocate for family/kids services.
- Creating a hostile community/work environment.
- “Reclaim Our Community” (ROC), threatened litigation against and financial damage to the Assn. unless previous management methods and certain staff were restored (2015).

Blocking Development of Services --

- Only 20 of 66 “plans” implemented from the “2012 Community Recreation Plan.”
- Numerous similar plans prior to 2012 also blocked.
- \$390K of member dues went to amenities for families/kids (2017).
- \$1.3+ Million of member dues put into the Golf Ops., used by 5% of members.
- Lake sediment removal continuously delayed 48+ years.

Delaying and Minimizing Maintenance/Upkeep of Facilities --

- Delaying mandated maintenance/upkeep to facilities/services mostly used by families/children.
- Meanwhile, \$769K spent on Golf Ops. (2017)
- Knowingly allowing facilities to deteriorate until condemned, e.g., Community Ctr., pool, teen center.
- Minimally maintaining/upgrading Assn. “Parks.”
- Delaying, to date, implementation of adequate community fire protection.

Misuse of Funds Leading Directly To Diminished Services --

- 2001 to present: \$545K avg. per year Golf Ops. **Losses** drained reserves; called a “subsidy.”
- Same “subsidy” increased to \$785K for 2018.
- “Subsidy” funds taken directly from Homeowner assessments.
- Many vendor contracts awarded to family/friends of controlling group.
- Caused “Reserve Fund” shortage of \$10-13 Million - revealed in 2015.
- Covering-Up Assn. Fiscal Problems with false, misleading information about Assn. financial health.

Concealing All Above from New Buyers --

- Never (to date) providing prospective or new buyers with information re these problems
- Buyers lack information upon which to make sound purchase decision.
- Many families with kids are moving to HVLVA from Santa Rosa

Hidden Valley Lake Association has systematically and strategically engaged in organizational conduct, over the past 20 years, which has suppressed and severely limited Association services (“amenities”) especially to families with children. **This is called “de jure” and “de facto” discrimination in housing/services based on familial status, i.e., families with children under 18.**

This discrimination has been led and orchestrated by a small core group of Association owners (roughly 5-10%), mostly golfers, since about 1995. It still continues today. Over time, this small group has developed an organized cadre of individuals comprised of Assn. members, current and ex-directors, current and ex-committee members, current and former staff (employees), vendors and renters. Collectively, they carried out de jure and de facto discrimination against families with children by use of the above mechanisms.

The effects of this small group have been both indirect as well as direct. **The Most Significant Effect of this group has been to decrease funding to and development of community services for families with children.** There has been a marked disparity year after year of funds put into its Golf Ops., versus its “other amenities.” Despite this the Association, through its “Media Dept.” has consistently portrayed HVLA as having a “family” orientation.

In addition, this has occurred during a period of rapid, dramatic growth in HVLA population, especially in the under-18 age group. From 2000-2010 HVLA’s under-18 population increased 32%. From 2011 to present, that same under-18 group increased by 22%. HVLA’s total population is about 7,400.

About 960 HVLA children attend local public or private schools.

[HIDDEN VALLEY LAKE Owner Advocate](#)

Lake County, CA