



*New and Pending Bills Introduced*

## CAI Day at the Capitol – CLAC Positions Revealed



BY JOEL M. KRIGER, ESQ.

There are several new Bills which have been submitted to the legislature which will have an impact on the way associations do business in the future. I attended the California Legislative Action Committee's program in Sacramento on March 24, 2003. All the pending Bills affecting associations were discussed in detail. CLAC has adopted positions with regard to several of these Bills and is diligently lobbying those legislators where changes are needed. The following is a summary of the Bills which most directly affect homeowner associations:

**AB 104 - Owner's Inspection Rights** — Currently the association's Bylaws and the Corporations Code specifies an individual owner's rights of inspection of association documents. New legislation to become part of the Civil Code reiterates these inspection rights. The legislation as

proposed does not appear to expand those rights.

**AB 1086 - Transfer Fees** — This Bill prohibits homeowner associations and management companies from collecting any assessment, penalty or fee in connection with a transfer of title except the association's actual cost to change its records and its specified charge for providing certain information upon request. This Bill could significantly impact management companies currently providing these services for its association clients.

**AB 903 - Construction Defects** — Last year SB800 created a whole new scheme for resolving residential construction defect problems. This Bill would require the California Law Revision Commission to conduct a study to determine if the goals of achieving a more fair and prompt resolution process has resulted. It is anticipated this study would take several years if authorized.

**AB 210 - Secondhand Smoke** — This Bill would provide that the drift-

ing, wafting or blowing of tobacco smoke into the unit of another individual in a homeowners association is a nuisance and provides specified penalties for violations.

**AB 512 - New Procedures for Adoption of Rules and Architectural Decisions** — This Bill provides new requirements for adoption of rules by the Board of Directors and also sets forth additional procedures for use by architectural committees in approving or disapproving applications. See page 3 for more information.

**AB 1525 - Signs.**  
This would prohibit associations from adopting for enforcing any rule that prohibits the posting or displaying of non-commercial signs, posters, or banners on or in an owner's separate interest. This Bill could seriously hamper the ability of associations to control signs, posters or banners that could dramatically impact the aesthetic appearance of the community. CLAC is working to obtain amendments to limit this legislation.

**AB 1735 - Davis-Stirling Organizational Headings.**  
This Bill proposes to add descriptive chapter and article headings to the Davis-Stirling Act to make it more user friendly. It does not change any substantive provisions of the law. ■



CA Day at the Capitol finds CAI members climbing the steps in Sacramento ready to meet and influence legislators on new 2003 senate and assembly bills.

**Back Row:** Kirk Watilo, Action Property Management; Margaret Townsend, Animal Pest Management.  
**Middle Row:** Willie Payne, Terminix; Pam Cooper, Villageway Management and current CAI Orange County Regional President; Joel Kriger, Esq.  
**Front Row:** Amy Nijjar, CAI Orange County Executive Director.

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For Individual Condominium Owners

## California Earthquake Authority Offers Earthquake Insurance



BY LAURI CROCE STREETER, ESQ.

Just because you live in a condominium complex does not mean that you do not have to worry about earthquakes – or earthquake insurance. Most, if not all, CC&Rs require individual unit owners to carry property insurance for individual condominium elements, such as interior fixtures and unit contents. This requirement may or may not expressly prescribe insurance against losses specifically occasioned by an earthquake. Oftentimes, the CC&Rs fail even to mention earthquake insurance, so an owner must make his or her own fiscally prudent decision about including earthquake insurance as part of their property damage insurance coverage. Earthquake insurance is available to individual condominium unit owners through the California Earthquake Authority, or CEA. (Note: this article does not address the earthquake insurance options available to your association to cover losses to common area elements, such as bearing walls and roofs.)

Earthquake insurance is property insurance with benefits triggered by the specified event of an earthquake. It became especially popular after the devastating Northridge Earthquake in 1994. Created following that natural and economic disaster, the CEA is a privately financed public entity that offers basic earthquake insurance for California homeowners, renters, condominium owners, and mobilehome owners, allowing them to protect themselves, their homes, and their loved ones from earthquake losses.

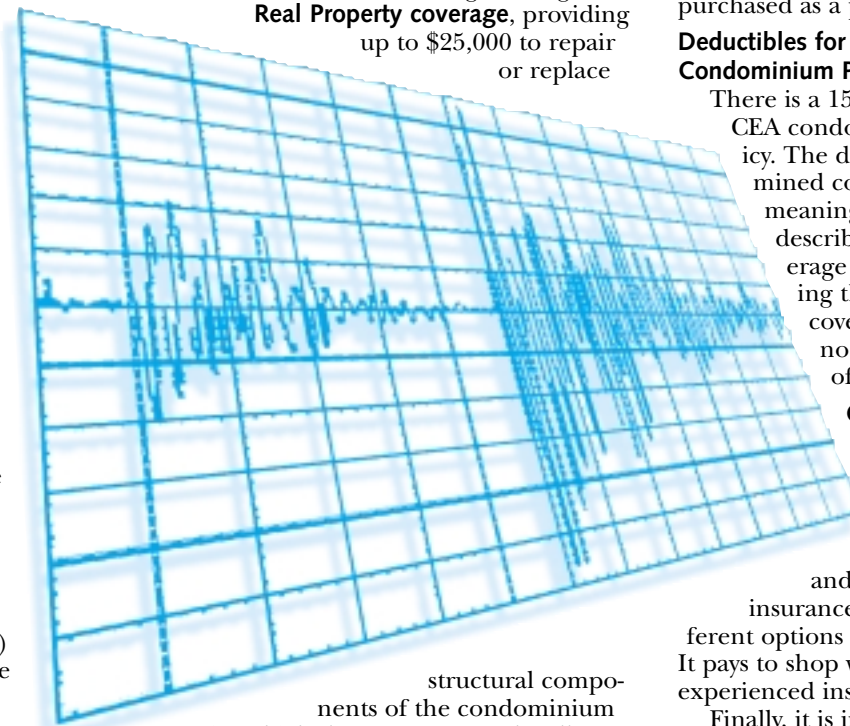
A CEA earthquake policy provides a number of important benefits including money to rebuild the

damaged building and replace damaged contents, to make emergency repairs, to bring the home into compliance with newer building codes during rebuilding, and to cover emergency living expenses. However, as with any other property insurance policy, the CEA's earthquake policy contains a number of limits and exclusions which are too numerous and detailed to discuss here.

### Available Coverages

For condominium owners, the CEA offers the following coverages:

**Real Property coverage**, providing up to \$25,000 to repair or replace



structural components of the condominium for which the unit owner is legally responsible. Examples might be interior walls or attached cabinets. The owner's legal responsibility, if any, for these sorts of items would generally be found in the CC&Rs. Building Code Upgrade coverage is also included when the Real Property coverage is purchased.

**Contents coverage**, providing up to \$5,000 to repair or replace items of personal property such as furniture and housewares, as identified in the policy. **Loss of Use coverage** is also included when the Contents coverage is purchased. An owner must

purchase Supplemental coverage for higher limits.

**Loss Assessment** coverage pays for certain earthquake damage assessments made against the individual homeowner by the homeowners association. Amount of coverage available depends on market value of the condominium.

Condominium owners can customize their CEA policy by choosing from among the available basic and supplemental coverages, and there is no requirement that all coverages be purchased as a package.

### Deductibles for CEA Condominium Policies

There is a 15% deductible on a CEA condominium owners policy. The deductible is determined coverage-by-coverage – meaning only damage described under a given coverage counts toward meeting the deductible for that coverage (except there is no deductible for Loss of Use).

### Conclusion

There are a number of CEA policy providers, including companies such as State Farm, Allstate and USAA. Different insurance companies offer different options at different prices. It pays to shop wisely through an experienced insurance agent.

Finally, it is interesting to note that Loss Assessment coverage was added to the CEA's menu of options after the Community Associations Institute's legislative action committee worked to push the item through the legislature over the objections of the insurance commissioner and sponsors of the original bill. Today, the CEA is currently reviewing its coverages for condominium owners, so keep your eyes open. You can check the CEA's website at <http://www.earthquakeauthority.com> for more information, including information on earthquake preparedness for you, your family and your property. ■

Homeowner Association Laws

## California Law Revision Commission Makes Recommendations

BY JOEL M. KRIGER, ESQ.

The California Law Revision Commission is engaged in a general study of the law relating to common interest developments. The objective of the study is to set a clear, consistent, and unified policy with regard to their formation and management. The study seeks to clarify the law, eliminate unnecessary or obsolete provisions, consolidate existing statutes and determine to what extent a common interest subdivision should be subject to regulation.

The study has been going on for several years. There have been extensive hearings and reports published regarding the state of community association law. The Commission's efforts are now starting to bear fruit and legislation has been proposed and submitted by them for adoption this year. Copies of the Law Revision Commission's reports and recommendations can be obtained on their website at [www.clrc.ca.gov](http://www.clrc.ca.gov).

AB 512 has been submitted to the legislature and will be voted on this year. This Bill addresses several issues in the Davis-Stirling Common Interest Development Act. Its first objective is basically housekeeping. The Law Revision Commission found that the Davis-Stirling Act was poorly organized and difficult for both professionals and laypeople to use. This law will add descriptive chapter and article headings allowing the Act to be more user friendly. This portion of proposed legislation will not change any of the substantive provisions of the law.

The primary focus of the Bill is to add provisions concerning procedural fairness and decision making and rule making by associations. The Bill adds requirements regarding the adoption of rules and regulations by the Board

of Directors. The Board must provide the members with notice and an opportunity to comment before making a rule change. A rule change can be challenged via a special membership meeting requested by ten percent

or more of the members. The benefit of the proposed law is to provide more notice and involvement on the part of homeowners prior to the adoption of rules.

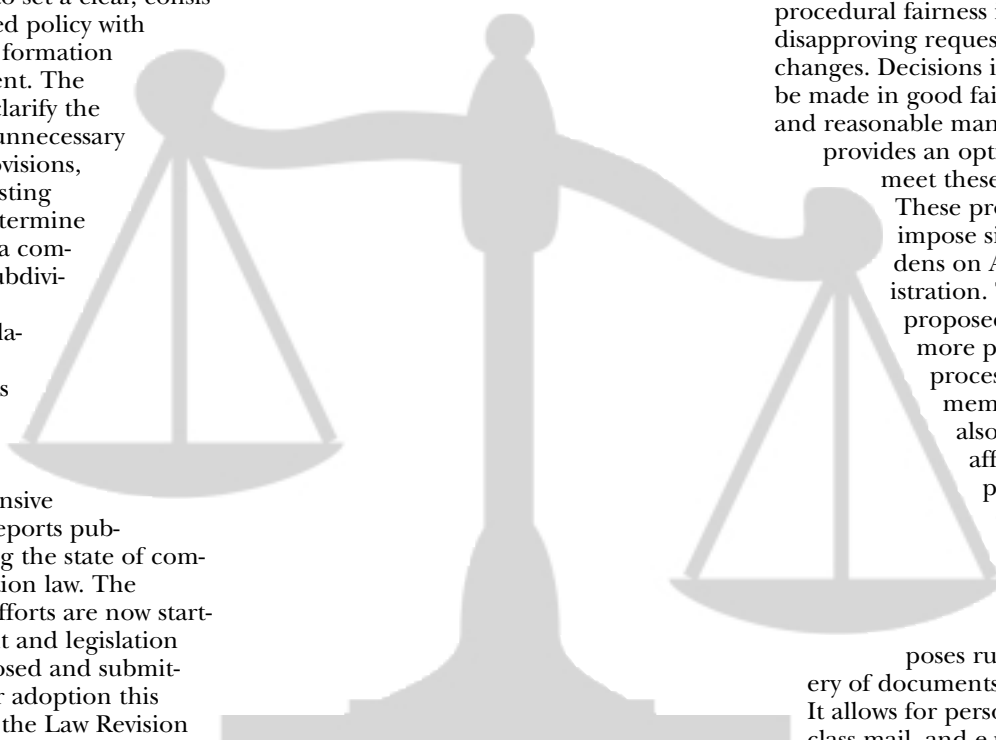
The legislation also addresses procedural fairness in approving or disapproving requests for architectural changes. Decisions in that regard must be made in good faith and in a fair and reasonable manner. This law provides an optional procedure to meet these requirements.

These procedures will impose significant new burdens on Association administration. The benefit of the proposed law is to provide more procedural due process not only to the member applicant but also by other members affected by the proposed architectural changes. It provides for notice, hearing and appeal processes.

The Bill also proposes rules regarding delivery of documents to members. It allows for personal delivery, first-class mail, and e-mail only when a member of the association has agreed to that method of delivery. Further, documents may be included in billing statements, newsletters or other documents delivered to the members.

Historically, legislation proposed by the Law Revision Commission is generally adopted by the legislature. The Commission is a non-partisan body which drafts legislation based upon years of study and comment from those in the industry.

In addition to AB 512, the Commission is also finalizing its recommendations with regard to non-judicial dispute resolution. The Commission hopes that improved dispute resolution mechanisms will help defuse many of the problems that arise between a homeowners association and its members or between the residents. ■



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How it Works And How You Can Help

## The Legislative Process and You

BY KEN DILLINGHAM, ESQ.



Throughout the years, legislation affecting common interest developments has been plentiful. Some laws have helped, and some have hurt communities. The A&K newsletter has brought you information on new laws and, in this issue, on pending bills that affect your communities.

You, as a resident of California, are directly impacted by these new laws. As such, you have a "vested interest" in understanding them. With understanding can come the ability to let your voice be heard, and to affect the discussion on the pending bills making their way through the legislative process.

To better understand the process, here is a brief refresher outline as to the legislative process in California on how an idea becomes law:

1. All legislation begins with an idea. These ideas can come from anyone. The legislative process begins when someone persuades a Senator or Assembly member to author a bill to address this idea.

2. A legislator sends the idea and maybe even suggested language for the bill to the Legislative Counsel where it is drafted into the actual bill. The drafted bill is returned to the legislator for introduction. This is called putting the bill across the Desk.

3. A bill's first reading is when the Clerk assigns it a bill number, and reads the number, the name of the author, and the descriptive title of the bill. The bill is then sent electronically to the Office of State Printing. A bill must be in print for thirty (30) days before it can be acted upon.

4. The bill then goes to the Senate or Assembly Rules Committee where it is assigned to the appropriate policy committee for its first hearing. Bills are assigned according to subject area. During the hearing the author presents the bill, people testify in support or opposition of the bill, and the committee acts on the bill. The committee can pass the bill, pass the bill as amended or defeat the bill. It takes a majority vote of the membership of the committee to pass a bill. Bills which require money must also be heard in fiscal committee, Senate or Assembly Appropriations.

5. Bills passed by the committees are read a second time in the house of origin and then placed in the Daily File on Third Reading. When a bill is read the third time, it is explained by the author, discussed by the Members and voted on by a roll-call vote. Bills which require money, or which take effect immediately, require 27 votes in the Senate and 54 votes in the Assembly. All other bills require 21 and 41 votes, respectively.

6. Once the bill has been approved by the house of origin, it proceeds to the other house where the procedure is repeated.

7. If a bill is amended in the second house, it must go back to the house of origin for concurrence, which is agreement on the amendments. If agreement cannot be reached, the bill moves to a two-house conference committee to resolve differences. Three members of the committee are from the Assembly, and three are from the Senate. If a compromise is reached, the conference report is voted upon in both houses.

8. The bill then goes to the Governor. The Governor has three

choices. He or she can sign the bill into law, allow it to become law without his or her signature, or veto it. A governor's veto can be overridden by a two-thirds vote in both houses. Most bills go into effect on January 1 of the next year. Urgency measures take effect immediately upon being signed by the Governor and chaptered by the Secretary of State.

Once a bill is in print and ready for its first reading, you can communicate your concerns directly with your legislator, whether or not he or she is a member of the committee hearing the bill. You can contact your legislator either by telephone, facsimile, e-mail, or in person, either at his or her local office or at their office in Sacramento. You have valuable information that can help your legislator decide on how to vote on the bill.

You can also participate by testifying at the committee hearings. While more difficult, your testimony can have greater impact on the deliberations of the committee members. Note that this is how the lobbyists effectively impact legislation. They are located in Sacramento and have existing relationships with the legislators and staff, and have access to the information regarding hearing dates and times.

Remember, as a Californian and a resident, you are directly impacted by what our representatives in Sacramento do. Therefore, it is to your direct benefit to make your thoughts and comments about pending bills known to them. You can have a voice in government!

*Portions of this article were extracted from the Senate Rules Committee Pamphlet on voter participation.*

### Kruger Speaks to CACM

Lunching at the January CACM Law Seminar at the Marriott Hotel in San Diego are A&K Attorneys Joel Kruger, Lauri Streeeter, Angie Hong, and Ken Dillingham with long-time client Manager John Thorpe of Walter's Management. Joel gave a presentation with other industry attorneys on "Mold."



# Pets, Parks and Problems — Oh My!

BY PATEE L. BARTA



**A**ssociations in California and throughout the nation often face pet problems that seem insurmountable. One association's 12-year veteran handyman in Ontario was working in a garage when the pungent smell coming from the house led him to believe the elderly woman living inside may have died. Instead the fire department removed 26 cats living afoul of governing document rules that require homeowners to follow pet laws enacted to govern common interest development and guide their management company agents.

Animal Control whisked the cats away, and details of the incident were not made available to the association. One fact remained, the governing documents of the association limited pets to two dogs or three cats per town home. New laws say you must allow at least one pet per unit. According to the San Diego Animal Control, Section 62.668 Conditions of Animal Ownership, "animals' premises shall be kept sanitary and shall not constitute a fly breeding reservoir, a source of offensive odors or of human or animal disease."

If homeowners in an association disregard pet laws and rules, unsanitary conditions and harm to animals and humans could prevail. Many associations are not pet-friendly and deem themselves "no pet complexes" because of past pet problems.

Homeowner associations often seek the advice of industry attorneys to interpret and enforce current pet laws.

## Attorneys Track Pet Laws

Upon passage of Assembly Bill 860 also known as the "one pet bill," effective in 2001, HOAs with a "no pet" rule began fighting to keep their no pet status, citing reasons such as homeowners with allergies, fear of animals and fear of property damage. The impact on associations regarding the one-pet-okay rule has been significant.

Pet laws have changed dramatically over the years, said Attorney Ken

Dillingham. "Laws have gone from no regulation at all, with several legislative attempts at requiring that an association allow pets, to the passage of a bill requiring associations to allow at least one pet. Some [associations] have decided not to proceed with revisions of their governing documents or their rules and regulations for fear their ability to restrict pets would be jeopardized... however, for the vast majority of associations, this has simply not presented a problem because most documents already allow pets." Anderson & Kriger Attorney Lauri Street said, "They grandfathered in those communities that were 'pet-free' according to their CC&Rs... meaning these associations do not have to allow 'one pet' per the law until they rewrite or change any part of their existing CC&Rs, rules and regulations and bylaws."

There is evidence that homeowner associations want to weigh in on the pet issue. Dillingham has written to local, state and federal legislators, and traveled to Sacramento on behalf of clients. The media have also been a forum to discuss the issue.

"Once a month one of our attorneys speaks on community association law on the "Home Show," KPOP radio, 1170 AM, hosted by John Jedynak," said Dillingham. "The subject of dog bites, barking, children and pets, as well as rules enforcement have all been talk show topics."

## Pet Laws Prevail

"Many of our lawsuits have been focused on barking pets, too many pets, hidden pets, illegal pets and unreasonably sized pets for small condo complexes: Not to mention the 'biter' as a liability," Streeter said. The law passed in 2001, through Assembly Bill 860, mandated, "You must allow one pet per unit." The size of the animal must be reasonable for that type of complex; in other words, "a great Dane would not be an acceptable pet in a small 1,200 sq. ft. condo on the top floor," she said.

The pet horror story that stood out in Dillingham's career was a 175-lb. hairy Akita in an 800-sq.ft. one bedroom condominium. The board of

directors enforced the pet rule and the oversized pet was relocated.

Despite the dangers, there are homeowners in associations who hide illegal pets such as ferrets, racoons and skunks. According the California Domestic Ferret Association, "In California it is illegal to own, breed, transport within the state (even vacations and pass through to other states), or possess, in any form, a ferret. The responsible party, in addition to losing their animal(s) may be fined or jailed, . . . and depending on the circumstances, the animal may be euthanized."

## Service Animals

Attorney Streeter has attended many seminars related to service animals for those with disabilities and special needs. She defines the categories as follows:

There are three categories of "service" dogs:

- (1) "Guide" dog for the blind
- (2) "Signal" dog for the deaf
- (3) "Service" dog is the catch all for

assistance dogs for persons with disabilities other than blindness and deafness.

"Companion" and "Therapy" animals are also used by emotionally disturbed individuals, however, there is no law in California giving protection to "mere" companion or therapy animals, said Streeter. "Service animals are protected under California law set forth in Civil Code 54.1, 54.2 and 54.7, parts of the Unruh Civil Rights Act... where a landlord has to ignore the existence of a bona fide service animal for purposes of setting and collecting rent and security deposits and limiting access of the animal to the building."

A bona fide service animal must have certification from a private school or public agency such as County Animal Control which is probably sufficient for an association to rely on for legitimacy purposes. According to Streeter, "The Americans with Disabilities Act may require 'reasonable accommodations' for service animals and their owners."

Rules apply to all pets in a community association including service dogs, using the CC&Rs and rules and

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regulations as guidelines. Many disabled owners consider their animals "untouchable," even after verbal or written warnings. Streeter muses, "The service animal is not 'untouchable'... and the landlord, property owner or property manager is entitled to make a nuisance claim, or a claim for breach of governing documents." Related to civil law, a "dangerous" service animal is entitled to no greater legal rights than a "dangerous" pet, she said.

## Doggone Friendly Pet Parks

Innovative ways of solving the space restrictions on pets in an association have been developed in many communities around the country. Much like children, pets need to play and explore for their mental health. It is important to assess the space availability in the common areas or, in some cases, in canyons or adjacent county areas.

According to an article in *Common Ground Magazine*, a Florida planned unit community decided to create a 100-by-150 foot fenced in dog area. They considered their association to be very "dog friendly," and boasted that puppies could run around leash-free while owners took a breather at tables and benches. A separate area invited aggressive dogs, addressing the safety issue.

Similarly, Anderson & Kriger Attorney Joel Kriger works with the board of directors of Park Place Homeowner's Association in Cardiff, Calif., on a pet park it is creating that has a canyon next to the common areas. The county owns the property and allows dogs to visit unleashed even though the association has established pet park protocol.

"This project has certain rules and safety issues to be concerned with," said board member Dahlia Torres. "We use legal counsel to guide us... and would be remiss if we tried this on our own."

Torres said, many meetings of the board of directors are needed to come to a meeting of the minds, and the general membership of the association must be notified along the way. There are many issues to be addressed.

Like the Florida pet park, Park Place began formulating rules and deciding what items needed to be mandatory for pet owners. Who keeps track of the dogs entering the park? What identifies dogs? Who will enforce the rules? What about the mess dogs bring?

## Park Place Pet Park Protocol

(1) **Identification tags in bright red** – At a cost of \$5.00, the owners' lot number and dog license number appear;

(2) **Signs** – Posted with rules for canyon use and self-policing;

(3) **Security Guard** – The security guard will patrol the canyon at a pre-determined cost and will enforce rules using dog owners' lot numbers and dogs' license number. Police will be called to issue a ticket for noncompliance. A warning letter goes directly to the dog owner's home for an infraction: the dog owner is fined. Revocation of the dog tag disallowing privileges to walk is the last resort.

(4) **Disposal bag dispensers** – Three disposal bag dispensers at \$75 each and six trash cans will be available for disposal. Responsibility lies with the dogs' owner or handler.

Stringent rules in Florida require an application for the pet park with health information, shot dates, tag numbers and friendliness of the dog with children and other dogs before the combination to the lock on the park's gate is revealed. According to the article, female canines in heat and puppies less than five months are not permitted.

California community managers who keep their associations informed, educated and legally represented on current pet laws and rules, may eliminate pet problems inherent in an association's day-to-day operations. Legal resources are available to associations and their managers through the California Legislative Action Committee accessible through their Web site at [www.clac.org](http://www.clac.org). Skip Daum is the representative who lobbies Sacramento on behalf of community associations.

## Responsible Pet Ownership

The American Kennel Club and The Humane Society of the United States are two pet-friendly organizations with guidelines for responsible pet owners. There are 10 logical steps to help keep pets from becoming statistics:

1. Clean up after pets on public property and dispose of waste in a sanitary manner
2. Ensure that pets are licensed and wearing up-to-date ID tags and ear chips
3. Keep cats indoors and away from situations where they can be a nuisance
4. Obey state and local animal laws
5. Maintain a flea and tick control program to keep pests from spreading to other units

6. Keep dogs clean and work to control excessive barking
7. Take pets to the vet for a yearly checkup and adopt your next pet from an animal shelter
8. Take dogs to obedience school or teach five basic commands: heel, sit, stay, down, and come
9. Spay or neuter your pet
10. Have a family disaster plan to provide for your pets in the event you can't

## Conclusion

Pet laws have been and will continue to be a hot-button issue in common interest developments run by homeowner associations and their management company agents. It is important to keep current on new developments in legislation, rules on service animals, educational offerings and pet problem solutions, such as a pet park, that can enhance a perfectly-run community association. Industry resources such as Community Association Institute and California Association for Community Managers offer on-going information on pets, parks and problems. Visit CAI National at [www.caionline.org](http://www.caionline.org) and the CACM site at [www.cacm.org](http://www.cacm.org).

*Patee L. Barta is the Public Relations and Marketing Director for the law firm of Anderson & Kriger in its San Diego office.*

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*The A&K News is written to provide information and education, not legal advice. If you have legal questions or issues, consult a lawyer.*

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## A&K Supports Temecula Mock Trial Team

Young prospective lawyers, bailiffs and court staff gathered at Temecula Valley High School for their annual "Mock Trial Team" banquet hosted by school advisor Jeff Waugh on April 2. Anderson & Kriger representatives from the Homeowner Association and Construction Defect practice areas were invited once again for the fifth year to present sweatshirts to The Mock Trial Team.

The teams accomplishment, taking fifth overall out of 26 competing schools, in Greater Inland Empire is rewarded every year with the Law Firm of Anderson & Kriger's donation of sweatshirts to each trial competitor at Temecula Valley High. It has become a tradition for Marketing & Public Relations Director Patee Barta and Temecula Marketing Coordinator Nancy Johnston to hand out the sweatshirts and get the skinny on the team's awards and accomplishments. Last year Anderson & Kriger Attorney Todd Pearsall attended and was impressed with the poise and confidence instilled by Waugh and the Riverside District Attorney, John Davis, who coach the team each year.

Anderson & Kriger Temecula Managing Attorney Mary Best sent her congratulations to the team and believes that each team member should follow their legal career path with the valuable legal training they already have. "We [A&K] will be here to support The Mock Trial Team in any way we can," she said."

Anderson & Kriger have been supporting the "Temecula Valley Mock Trial Team" for nine years since the late Temecula Attorney Ward Albert began Temecula Valley High School's involvement in the event. The most touching part of the banquet each year is the award given in Ward Albert's memory to someone of high integrity and commitment to the legal world.

This event is sponsored by the Riverside County Office of Education and the Riverside County Bar Association. Student teams compete against one another in the Riverside County Court which becomes a simulated courtroom with a real case the students have been preparing for. Many of these high schoolers are really looking for a career in the legal field in many different capacities. And although this seems like acting [mock], many will and have gone on to lucrative legal careers.

— from *The Press Enterprise, Riverside County*



**A.** From left to right: back row, Advisor Jeff Waugh, Don Besancon—Pre-trial attorney, Blake Fischer—Pre-trial attorney, Sophia Behnawa—Trial attorney Middle row; Danielle Perry—Trial Attorney, Christine Lavorgna—Trial attorney, Shannon Damazio—Trial attorney, Danielle Orner—Trial attorney Front row; Holly Egger—Trial attorney, Vivian Tang—Trial attorney, and Casey Edwards—Trial attorney. Our two Captains this year were Casey Edwards and Blake Fischer



**B.** The Mock Trial Team in their A&K sweatshirts.



**C.** School advisor Jeff Waugh, Patee Barta, Nancy Johnston and DA John Davis speak to the students about their accomplishment this year.



**D.** Representing both the Homeowners Association and Construction Defect practice areas, Marketing Director Patee Barta and Temecula Marketing Coordinator Nancy Johnston prepare to deliver Mock Trial sweatshirts to Temecula Valley High School's Mock Trial Team. Front Holding Shirt — Anderson & Kriger Temecula Managing Attorney Mary Best. Left to right (including back): Marketing Director Patee Barta, Paralegal Tony Cristarelli, Marketing Coordinator Nancy Johnston, Attorney Ralph Peters, Legal Assistant Val Lehr, Legal Assistant Cindy Chambers, Office Manager Marianne San Millian.

**F.** Ralph Peters of the A&K firm with legendary trial attorney Gerry Spence. Ralph had been selected to attend the Gerry Spence Trial Lawyers College, an intensive and exclusive advanced trial technique course. Spence is perhaps America's premier trial attorney, winning international renown for his work on such varied cases as Karen Silkwood vs. Kerr-McGee, the action against the FBI arising out of the Ruby Ridge standoff (Randy Weaver vs. FBI), and U.S. vs. Imelda Marcos. Spence is wearing his trademark buckskin fringed jacket, hand-made by his wife, Imaging.



**E.** Suzie Murray in accounting is showered with gifts and good wishes at a lunchtime party in the La Mesa office to celebrate her preparation for the birth of her second child in May. We'll keep you posted on the new arrival.

# Pets, Parks and Problems — Oh My!

## Pet Life in a Community Association

Contact the following entities should you need help training your pet:

### ORGANIZATIONS:

#### Association of Pet Dog Trainers

P.O. Box 385

Davis, CA 95617

600-PET-DOGS or log on to [www.apdt.com](http://www.apdt.com)

#### National Association of Dog Obedience Instructors (NADOI)

Attn: Correspondence Secretary

729 Grapevine Hwy., #369

Hurst, TX 76054

(No phone number available)

### PUBLICATIONS:

*The Humane Society of the United States Complete Guide to Dog Care.* 1998. Little, Brown, and Company. Available at bookstores and through HSUS online marketplace at [www.hsus.org](http://www.hsus.org) for \$24.95.

*Pet Policies.* Gap28 Report. California Association Institute. Available online at [www.cai-grie.org](http://www.cai-grie.org) for \$25.00.



Craig Stern, of Dana Point, California, is the founder of ENTRE-MANURE Dog Waste Removal Service on the web at <http://www.entre-manure.com/>

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## Ponder this...

*"As long as you're going to think anyway,  
you might as well think big!"*

— Donald Trump



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