

HVLA Housing Discrimination

Hidden Valley Lake Association (CA) has systematically and strategically engaged in both 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 15-20%), mostly golfers, since about 1995. It still continues today. Over time, this small group 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 following mechanisms:

Control of Association Governance, Elections, Management and Media, to Minimize Services to Families/Kids --

- Rigged elections.
- Censorship in media.
- Failure to abide by Assn. By-laws, re “purpose”, i.e., “in the best interests of members.”
- Concealing past election irregularities by withholding “Election Reports” that reveal fraud (2015-16).
- Making many promises to increase facilities/services to families/children with no or minimal follow-through.
- Passively allowing harassment/intimidation of members who advocated for more family/kids services.
- Secretly engaging and passively agitating third-party groups, e.g., renters, vendors, staff, to intimidate/harass members advocating for more family/kids services. In 2015-16 intimidation/harassment of one GM rose to a level requiring her entry into a victim-protection program.
- Creating a hostile community/work environment.
- A related member group, “Reclaim Our Community” (ROC), threatened litigation against and financial damage to the Assn. unless previous management methods and certain staff were restored. ROC conducted two online fund raising campaigns toward these ends (2015-16).

Blocking Development of Services to Families/Kids --

- Only 20 of 66 “plans” have been implemented from the 2012 Community Recreation Plan
- Numerous similar plans prior to 2012 were also blocked.
- In 2017, about \$390K of member dues went to “other amenities”, i.e., those used most by families with children. Whereas, over \$1.3 Million of member dues were put into the Golf Ops. Of that \$1.3M, \$590K went to cover Golf Ops. LOSSES and over \$700K went to new equipment.
- Assn. is currently rebuilding Community Ctr., but only because it had to be demolished due to neglect.

Delaying and Minimizing Maintenance/Upkeep of Family/Kids Facilities --

- Delaying mandated maintenance/upkeep (Davis-Stirling Act) especially to facilities/services used by families/children.
- Meanwhile spending \$100's of Thousands on the Golf Ops. Upgrades.
- Knowingly allowing Family/Kids facilities to deteriorate until they were unusable, e.g., Community Ctr. with pool and teen center.
- Minimally maintaining/upgrading Assn. "Parks"
- Delaying , to date, implementation of more adequate community fire protection - families with children among most vulnerable.

Misuse of Funds Leading Directly To Diminished Services to Families/Kids --

- From 2001 to present, \$550K per year Golf Ops. **Losses** drained reserves/funds using deception of "subsidy".
- Increasing same "subsidy" 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 by giving false, misleading information regarding Assn. financial health.

Concealing All Above from New Buyers --

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

The effects of the small group noted above, 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 been HVLA 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 - a grand deception in a community where only 5% of members reportedly play golf!

In addition, this has occurred during a period of rapid, dramatic growth in HVLA population, especially in the 0-18 age group. From 2000-2010 HVLA's 0-18 population increased 32%. From 2011 to present, that same 0-18 group increased by 22%. HVLA's total population is about 7,400.

About 960 HVLA children attend local public or private schools.