

FILED

APR 03 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

Fwd: Fwd: Stanford Square - NRED Audit

EndStep <Erich [REDACTED]>

Wed 4/3/2024 10:14 AM

To: Maria Gallo <mgallo@red.nv.gov>

Cc: EndStep <Erich [REDACTED]>

3 attachments (6 MB)

2023-35 Stanford Square CCIC0001-0058 Bates Moved.pdf, Stanford Square 2023-35 All Mailings.pdf, 03-26-24 NRED Results of Commission Hearing.pdf

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders

Hello Maria Gallo,

I am on the HOA Board at Stanford Square @ [REDACTED] Stateline NV 89449. I am requesting a re-hearing for this case (see attached case files)

We were just notified by our present Management Company (Management Trust), that they never picked up the Certified Mail that was sent by your office notifying about an in person case review. Since we weren't present, we received a default ruling/penalty. We were never able to state our case, which we believe the HOA/Board was not at fault.

Briefly, we had a former large management company (Associa), which didn't forward all the records to the new management company (Management Trust). We believe they either don't have them or are uncooperative, but we hope they have kept the records which they are suppose to for 1- years. I have left a message with Investigator Pitch detailing our issues with Associa. We also had meetings when Associa suggested, so wasn't aware of specific after hour meeting requirements. We were dropped by Associa and hired Management Trust, but have had real difficulty getting all of the required records.

Upon being notified from your office about violations, we hired an attorney at the suggestion of Management Trust to help us, but it seems that very little was done. Between the attorney costs and the penalty fees issued by your office, Stanford Squares HOA budgets will be in a major budget constraint that will force us to raise HOA fees again. We are one of the last lower rent complexes in Lake Tahoe and this would cause more rent increases and hardships for our tenants.

Please let us know if our request for a re-hearing would be acceptable

Thank you,

Erich Breisacher
[REDACTED]

FILED

APR 08 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

RE: Stanford Square

Chera Wolfe <chera.wolfe@managementtrust.com>

Mon 4/8/2024 4:31 PM

To: Maria Gallo <mgallo@red.nv.gov>

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello:

The Board and I have been emailing back and forth and they were not aware or understood that the payment would need to be paid by the end of May unless an extension what requested.

Yes, we would like to request a rehearing along with an extension of when the fines are due.

Please let me know what you need from us to have this completed.

Thank you for the quick response.

**Chera Wolfe, CMCA | Senior Community Association Manager
The Management Trust**

P: (775) 418-4963

HOW DID WE DO?

My goal as an employee-owner is to create a wonderful customer experience. Please let me know how I am doing by taking this brief survey.

From: Maria Gallo <mgallo@red.nv.gov>

Sent: Monday, April 8, 2024 4:16 PM

To: Chera Wolfe <chera.wolfe@managementtrust.com>

Subject: RE: Stanford Square

Greetings,

I did receive Mr. Breisacher's request for a rehearing. You are suggesting a rehearing along with an extension of when the fines are due.

I am not sure if the management company and the board members are on the same page.

Maria Gallo

Commission Coordinator

Nevada Real Estate Division

3300 W Sahara Ave, Suite 350

Las Vegas, Nevada 89102

702-486-4074

<https://red.nv.gov/>

From: Chera Wolfe <chera.wolfe@managementtrust.com>

Sent: Monday, April 8, 2024 3:00 PM