



Lakewood Tenants Association

655 John Muir Drive, #411, San Francisco, CA lakewoodtenants@hotmail.com (415) 334-0465

June 24, 2008

Haley Gonzaba, Manager
Lakewood Apartments
515 John Muir Drive
San Francisco, California 94132-1020

Letter, Haley Gonzaba to Mona Cereghino, Lakewood Tenants Association, June 18, 2008

Dear Ms. Gonzaba:

Until the bulletin boards were removed from the lobbies about six months ago, our organization routinely placed notices on those bulletin boards and sometimes, on the afternoon of a meeting date, in the elevators. Such notices were reasonably effective in reaching our desired audience. We often tried to remove all such notices after the meetings to keep up the appearance of the property but they were generally already removed by others. Management has never once objected to such posting of notices by LTA prior to your letter.

We request that Lakewood replace the removed bulletin boards in the lobbies with new units so that tenants can, once again, post their notices of items for sale, etc. and Lakewood Tenants Association can, once again, post notices of our meetings or other notices to tenants. We believe that replacement of the bulletin boards would benefit the appearance of the property because posting of notices by management on the doors, in the same manner as you are objecting to by tenants, is just as unsightly (see enclosed photo), and management's notices usually remain for much longer periods of time.

If Lakewood will not honor that request, we then request blanket permission for Lakewood Tenants Association for the posting of all our notices to tenants on lobby doors or walls. We could use painter's tape in the future so they would be more easily removable and less likely to lift paint. We would also be willing to include in any such notice that it was posted "by permission" so that no one else could use our notices as any precedent for posting their own notices without permission.

We do not personally deliver all our notices to all units due to the expense of both printing and delivery. If Lakewood is not willing to allow us to post our notices on bulletin boards in the lobbies, as before, or on the doors leading to and from the garages as a reasonable substitute, we may be forced to then have all our notices personally delivered or mailed. Our costs would then increase substantially. In that event, we would have to consider filing an action at the rent board for a decrease in services to compensate our members for such increased costs.

Our members want the appearance of the property to be maintained. We think that removal of the bulletin boards has resulted in degradation of the appearance of the property and hope that Lakewood will replace the bulletin boards soon.

Sincerely,

Mona Cereghino, President

RECEIVED JUN 24 2008

JUN 23 2008



Notices Posted or Permitted by Management and Taped to Doors - Garage to Lobby