

CORRESPONDENCE WITH OWNERS RE: MAY 1 AND MAY 2, 2020 VIOLATIONS AT
2808 LAKEMONT DRIVE

Begin forwarded message:

From: Mark Woodsum <mark.woodsum@brightstarcare.com>
Subject: RE: part on May 2, 2020 at 2808 Lakemont Drive
Date: May 5, 2020 at 8:41:18 PM PDT
To: TeresaPlatt.com <teresaplatt.com@gmail.com>

Keep in mind, we tried a sale for the better part of two years and then a long term rental for some time before going this route. This was never a preferred route for us, but I had been commuting to Orange county for over two years and then Kent was going to start High School, so we had to move at that point and needed the income for the mortgage. Trust me, if I could sell I would!

From: TeresaPlatt.com <teresaplatt.com@gmail.com>
Sent: Tuesday, May 5, 2020 8:28 PM
To: Mark Woodsum <mark.woodsum@brightstarcare.com>
Subject: Re: part on May 2, 2020 at 2808 Lakemont Drive

Yes, clear violation. But why weren't you and your managers on top of it? All you need is someone checking for the number of cars, a camera, a noise detector, management that is engaged. Perhaps you can take this opportunity to exit the business and find a long term rental.

On May 5, 2020, at 8:26 PM, Mark Woodsum <mark.woodsum@brightstarcare.com> wrote:

I don't disagree with what you are saying – my only point is that based upon what you sent me this seems like a clear violation of the law – so I am just surprised the sheriff didn't tell them to leave.

From: TeresaPlatt.com <teresaplatt.com@gmail.com>
Sent: Tuesday, May 5, 2020 10:56 AM
To: Mark Woodsum <mark.woodsum@brightstarcare.com>
Subject: Re: part on May 2, 2020 at 2808 Lakemont Drive

??? The sheriff's department is not in charge of dealing with issues at your house. You are.

I am surprised you and your manager did not shut them down. You are the responsible party here. You knew what was going on Friday but you ignored it.

How could you not know that you have a major party going on? There were hundreds of cars. Neighbors did warn you, right?? You ignored them? I thought you told me you had installed noise alarms and cameras on the property? Was that incorrect?

I was off property last weekend but I had a neighbor look out the window and check on the cars at my house and I had someone renting the guest house and he gave me a report, twice. Early reports were of three cars and a well-behaved group at my house.

By 5 PM, my neighbor texted me that we had an issue with more cars arriving. But the renter at my Guest House said all was quiet. I made plans anyway to head home to break up the party. But then my neighbor texted me that the cars were not at my house, it was at your house and was getting worse. I heard reports from multiple neighbors all night long. I was busy so I did not text you or Sharon but I know others did.

You ignored them, right?

If you are going to rent your house and you are not in the neighborhood, you have to have systems set in place to warn you about things going wrong. And we are under lockdown so this is even more important.

Last weekend was a complete disaster and will deliver blowback for you for months.

If you can't manage your rentals property short term, switch over to long term and be done with it.

Teresa Platt
www.TeresaPlatt.com
760-468-2025
TeresaPlatt.com@gmail.com

On May 4, 2020, at 10:56 PM, Mark Woodsum <mark.woodsum@brightstarcare.com> wrote:

Teresa:

I am also surprised the sheriff did not shut them down after reading what you sent me – that certainly would have solved some of the problems – at a minimum sent the “guests” home. In orange county, where the beaches are closed, if people show up they just send them home.

We are following up on the group and obviously filing a complaint and will see what we find out.

I will check out some of those programs – our cleaning crew is really suffering, but they are 1099s so there is probably not much I can do for them under any of these programs.

Thanks for the help,

Mark

From: [TeresaPlatt.com](mailto:teresaplatt.com) <teresaplatt.com@gmail.com>
Sent: Sunday, May 3, 2020 8:23 PM
To: Mark Woodsum <mark.woodsum@brightstarcare.com>
Subject: Re: part on May 2, 2020 at 2808 Lakemont Drive

The neighbors say that the cars were parked all the way from the cut de sac down to Oak cliff and they were full of teenagers, not marines, asking "where's the party?".

Am amazed the sheriff's didn't just shut it all down right away as a violation of the Health Code.

You might want to check on whether they were actually enlisted marines. If they are enlisted, you can get ahold of their commanding officer. Holding a huge party in the middle of lockdown would be a major offense, punishable, and the military will pay for damages. Pass their names over to the sheriff's office and ask them to connect with Pendleton. If they are military then they really need to be called out on this.

Applying for these government \$ programs is a royal pain but we will all need the money this year so I have done each application. Connect with your bank for the PPP or <https://www.lendio.com/> EDD is at <https://www.edd.ca.gov/> and SBA Disaster Loan is at <https://www.sba.gov/page/coronavirus-covid-19-small-business-guidance-loan-resources>

I got a small amount out of the SBA. Still waiting on the others. Still waiting on the \$1200 that we are all supposed to get too. B of A has a zero % interest credit card option so I grabbed that to help get me through this.

Nightmare.

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On May 3, 2020, at 5:19 PM, Mark Woodsum <mark.woodsum@brightstarcare.com> wrote:

Teresa:

Thanks for the email – I was not aware of the these regs – I am having enough trouble keeping up with the ongoing changes in the State and Orange County and sort of assumed that San Diego was similar. Thanks for sending the links.

Yes that group this weekend was a nightmare. It was a group of marines and they said all the right things, but clearly had other intentions – the place was a mess and with damages as well today when the cleaners showed up!

Did you apply for any of those programs and if so – did you have success and with which ones?

Thanks,

Mark

From: [TeresaPlatt.com](mailto:teresaplatt.com) <teresaplatt.com@gmail.com>

Sent: Sunday, May 3, 2020 3:46 PM

To: clairewoodsum

<clairewoodsum@roadrunner.com>; markwoodsum99@gmail.com; cwoodsum11@gmail.com; Mark Woodsum <mark.woodsum@brightstarcare.com>

Subject: part on May 2, 2020 at 2808 Lakemont Drive

Mark and Claire:

The neighbors are complaining again. Your large and illegal party last night resulted in FIVE sheriff's vehicles being called to your house. There were cars parked all the way down the private section of Lakemont, down into the cup de sac and down Lakemont Drive. Additionally, there was another sheriff's vehicle that visited at your house on Friday. All this info is public record so I'll be pulling and reading the reports next week.

Yes, your party upset the neighbors but it was also in violation of SD County's pandemic rules and regs:

https://www.sandiegocounty.gov/content/sdc/hhsa/programs/phs/community_epidemiology/dc/2019-nCoV/health-order.html

I assume you will be facing fines and penalties for violating the Health Order but your actions could also result in a ban on short term rentals for the County which will negatively impact everyone in this business.

Here is the actual Health Order, which you and your managers should review:

<https://www.sandiegocounty.gov/content/dam/sdc/hhsa/programs/phs/Epidemiology/HealthOfficerOrderCOVID19.pdf>

See Items 1 and 2 regarding the stay at home order and the fact that gatherings are illegal. "Gathering's any event or convening that brings together more than one person in a single room or single indoor or outdoor space at the same time, including people in multiple vehicles in one location. A gathering does not include: A gathering consisting only of members of a single family or household.

In a nutshell, it appears that it is still legal to contract a short term rental to a family or group that has been sheltering together in the same unit; you can let them relax and swim in the pool. For example, a friend of mine rented her guest house to a family of five with an autistic daughter. They go home at night but are really enjoying the pool, especially the child with special needs.

You cannot, however, bring 20 teenagers together to have a pool party. That would be a very clear violation and appears to be what you had booked at your house last night.

I do understand. We are all losing income during this pandemic. There are resources to help with expenses including SBA Disaster Loans, the Paycheck Protection Program, EDD's Unemployment Income plus many mortgage holders are allowing delayed payment on mortgages. Rather than break the law by renting illegally, I suggest you review these options.

Good luck to you.

Teresa Platt

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