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Arrowhead Woods Property Owner
The Arrowhead Woods

RE: He Who Controls the CCRs Has the Power to Control All of Lake Arrowhead.

Dear Arrowhead Woods Property Owner,

I hope that you have had a chance to read www.ArrowheadWoodsInformed.com.

I am writing to you today to express my concern about the recent LACSD-AWAC proposal to control the CCRs. I believe that this proposal will harm Arrowhead Woods property owners.

Power and Money: This recent LACSD-AWAC desire to control the CCRs is all about Power and creating an all new Revenue Stream.¹ If the deal were above board, then we all could fairly vote but unfortunately none of it is above board.

Lack of Notarization: For 50 years the CCRs provided that in 32 of the Tracts developed after 1960 the CCRs expired at midnight on December 31, 2010 *unless a majority of the owners holding in excess of 55% of the property agreed to an extension to 2025 **with notarized signatures recorded** with the San Bernardino County Recorder's Office.* Notarization aka "acknowledged" assured the "ID" of the signatures.
[Click here to view Article XI of the CCRs.](#)

In December of 2010 two officers and the executive director, Stacey McKay on behalf of AWAC filed a "Declaration" with the San Bernardino County Recorder's Office *swearing under oath* that the requisite signatures had been collected; that the CCRs were extended to 2025; that in the future, the CCRs no longer required notarized and recorded signatures; and that AWAC, instead of the property owners, had the authority to appoint any future successor to AWAC. AWAC, Inc. would now live on forever.

However, the collected signatures were not notarized nor recorded. Therefore: at midnight on December 31, 2010, **the CCRs in 32 tracts expired.** *Astonishingly the failure to obtain notarized signatures would appear to have been intentional* since the same declaration also included an amendment eliminating all future notarization and recording requirements. In AWAC's apparent zest to obtain quick signatures - perhaps avoiding any questions being raised by notaries, AWAC chose an illegal method and lost the CCRs for 32 Tracts. Its tactics blew up in its face.

¹ Much talk is made about Short Term Rentals. All property in the Woods is subject to the CCRs. All it takes is a majority vote of the property owners within each Tract to validate or limit STRs. As manager of the CCRs, LACSD would have no power, itself, to make any changes in the CCRs, but it could exert great influence over property owners as their "manager" to persuade them to do so.

Why is There Now a Race to Control the CCRs Through a Defective Vote? Because if the LACSD-AWAC deal goes through, the management of your CCRs will be controlled by only 3 persons (the majority vote) on the LACSD board. Catherine Cerri and Stacey Lippert, ne. McKay, the respective CEO's of LACSD and AWAC know that whoever controls the CCRs has the power to influence and/or control all of Lake Arrowhead land uses. On July 5, 2022, they audaciously admitted to the Governance Committee of the Lake Arrowhead Chamber of Commerce their power plan to take over from the County the management of as much of Lake Arrowhead's infrastructure as they could obtain. If it looks like Cityhood, smells like Cityhood, tastes like Cityhood, that's what it is. [Click here to view Alpine Mountaineer Article.](#)

An Informal, but Thorough Audit: www.ArrowheadWoodsInformed.com/tract-forensic-audit reveals an audit was conducted of the ballots for Tract 8053 in order to determine what if any other defects existed in addition to the lack of notarization.² This informal audit conducted by Garin Vartanian and me, revealed:

1. That the signatures of persons included a significant number of the persons who had been former owners but were not property owners at the time of the filing - the actual property owners were omitted.
2. That some properties had multiple owners, but not all had signed.
3. The tally was of a simple majority, not a majority of signatures totaling over 55% of the land mass.

The Illegal Simple Majority Count: AWAC did not make a make a mistake counting the votes using a 55% simple majority count for passage. In the same declaration AWAC brazenly, without any authority, removed the CCR provision that votes must be counted requiring 55% of the land mass for passage.

Conflicts of Interest Are Astronomical: The conflicts of interest in this LACSD-AWAC takeover are "through the roof". Best, Best and Kreiger who is the attorney for LACSD prepared the legislation that allows LACSD to take over AWAC. Best, Best and Kreiger is also the attorney for ALA and John Würm is both the paid attorney for AWAC and the President of LACSD.

Friends: LACSD lacks the trained personnel to handle construction permits. The tangled mess of AWAC's attempted orchestration of the CCR extensions will be a field day for attorneys. This LACSD-AWAC deal is now little more than *friends covering for friends using rate payers' money.*

I cannot help but ask myself: "Who the Hell Represents the Woods Property Owners? The Honest Answer is: "No One. Absolutely No One!" Whether you want to give virtual Cityhood power to LACSD or not, it should be done above the table, not under it, nor by mistake, nor - perhaps - by deceit. **It should be done with HONESTY and FAIRNESS for ALL.**

Vote to control the CCRs yourselves. It was always the intention of the original founders that once they disappeared from the picture the property owners would control their own CCRs. Point Hamiltair with the direction of Ralph Wagner has done it for years. Just follow suit.

"Vote No" when asked to approve this LACSD-AWAC deal. Your independence depends on it.

Yours,



Ted Heyck

² 8053 is the only Tract ballots that we have been able to obtain. We encourage everyone to request their Tract ballots from AWAC and examine them. If you obtain them, send them to me and Mr. Vartanian and we will count the first 3 tracts received.