



File No.: 16749

February 12, 2026

NOTICE TO CEASE AND DESIST

Via U.S. Mail and Certified RRR and E-Mail:

[REDACTED]

[REDACTED]

Lake Forest, CA 92630

RE: THE MEADOWS COMMUNITY HOMEOWNERS ASSOCIATION
– *Communications with Association Vendors*

Dear M [REDACTED]

As you are already aware, this firm serves as legal counsel to The Meadows Community Homeowners Association. ("Association"). This office has been asked to address your communications with the Association's vendors. Please direct further correspondence regarding this matter to my attention at our Agoura Hills address.

We are informed that, early this month, you reached out to an Association vendor, Ryan Young, posing as someone with authority, allegedly seeking information to share with the community regarding a pool deck furniture order. You are not an agent of the Association and cannot hold yourself out as such. This outreach is therefore inappropriate, and any further behavior such as this must immediately cease.

Any violation of the Association's governing documents is considered a nuisance, and the Association can pursue all remedies under Article 19, Section 19.4 of the Master Declaration of Covenants, Conditions and Restrictions and Establishment of Easements ("CC&Rs"):

"Every act or omission in violation of the provisions of this Master Declaration shall constitute a nuisance and, in addition to all other remedies herein set forth, may be abated or enjoined by any Owner, any Member of the Master Association Board, the manager, or the Master Association."

Further, the CC&Rs, at Article 3, Section 3.2, also states the following:

"Except as to matters requiring the approval of Members as set forth in the Master Association Governing Documents, the affairs of the Master Association shall be conducted by the Master Association Board and its officers."

Furthermore, and in connection therewith, Corporations Code Section 7210 requires the Association's affairs to "be exercised by or under the direction of the Board." In other words, the Board has one legal voice that speaks for the Association and must act as a whole. Your actions, as outlined above, interfere with this legal requirement.

Your behavior regarding the Association's vendor, including but not limited to speaking falsely and inappropriately as an agent of the Association, constitutes a nuisance under the CC&Rs, is potentially intentional interference with the Association's contractual relations, and may have the effect of creating a hostile work environment. California law requires employees to be provided with a hostile-free workplace. (*Lyle v. Warner Brothers Television Productions* (2006) 38 Cal.4th 264.) Your inappropriate interactions with the Association's vendor security significantly interfere with their ability to perform their duties. Such conduct may expose the Association to unnecessary risk of liability claims.

Based on the foregoing, demand is hereby made that you immediately cease holding yourself out as an agent of the Association, including ceasing inappropriate contact and conduct with Association vendors. Your failure to abide by this demand may result in the Association pursuing disciplinary action against you, which will include calling you to a hearing and considering levying fines against you. The Association also reserves the right to exercise its available legal remedies should you fail to abide by its demands, which include but are not limited to, filing a lawsuit seeking an injunction, and ordering you to comply and to compensate the Association for its attorney's fees incurred in this matter. The attorney's fees you may be responsible for, in addition to any incurred by you, will be significant.

The Association, through the Board, has a duty to operate and manage the Association's affairs. Further, the Board has an obligation to protect the safety and welfare of all residents and to preserve property values within the community, and it takes this duty seriously. This duty includes enforcing the CC&Rs. The Board has enforced the governing documents in a fair, reasonable, and non-arbitrary manner.

Nothing contained herein or omitted from this letter shall be deemed a waiver of any legal rights or remedies, and the Association expressly reserves all of its rights and remedies.

Your immediate attention to this matter is required. Please govern yourself accordingly.

Very truly yours,

BEAUMONT TASHJIAN



COOPER R. MCHATTON, ESQ.

CRM:mm
cc: Board of Directors