

March 27, 2023

From: Adam Simonds
1885 W Tanero St.
Meridian, ID 83646
accsimonds@msn.com

To: Bridgetower Neighborhood Homeowners

Re: Complaint Cover Letter, and Letters of Support

Friends and Neighbors,

We find ourselves in a predicament for which there is no easy solution. Recent changes to the management company which purports authority over our community have prompted my intensive investigation, with confounding results: Bridgetower homeowners have been disenfranchised and defrauded for years, by corporate acts of willful or reckless misconduct. I'll proceed to describe the overall details of the dilemma as succinctly as possible, as well as my plan for a satisfactory resolution.

It turns out that Bridgetower homeowners don't actually belong to a homeowners' association, other than an unincorporated affiliation which is bound by covenant. How can that be? Well, the company which purported to be our homeowners' association, Bridgetower Owners Association LLC, was in fact a limited liability company of which we were never members. Said company owns Bridgetower's common areas, and charges homeowners for property maintenance without having transferred a share of ownership or control over the community property or the company. Because Bridgetower homeowners have never held a controlling interest in the Bridgetower LLC or its property, the assessments levied against Bridgetower homeowners are invalidated, as is alleged in my impending Fourth Judicial District Court complaint, which requests the rightful restoration of Bridgetower homeowners' ownership, possession, and control over Bridgetower property, and for recovery of the economic damages sustained against the detention thereof.

The case is complex, and includes the allegation that AMI colluded with Bridgetower's developer to usurp operational control of the company which hired it, and that AMI also colluded with members of the former ostensible advisory committee to cover up their joint liability exposures for having exceeded their contractual authority. Similarly, the complaint also challenges the authority of newly-formed Bridgetower Homeowner's Association Incorporated over Bridgetower homeowners, and alleges said corporation's complicity with the developer in various tortious acts. The complaint is nearly fifty pages long, with more than three times that many pages of exhibits, but the gist is that court intervention is the only way to rectify the property detention and economic damages sustained against Bridgetower homeowners, and to restore the rights and property ownership to which we are entitled. The court also has

authority to modify Bridgetower's defective covenants, so that they can become functional as Bridgetower homeowners' governing document, which is undoubtedly necessary if we are to move forward as a neighborhood nonprofit incorporation.

The complaint will be made available to Bridgetower Homeowners upon its filing, which will not be later than the end of the month. The complaint is a verified derivative class action, which qualifies for an early setting and requires that the defendants answer the complaint's allegations in writing and under oath. The complaint also requests an injunction against AMI's collection of April's quarterly assessment, so homeowners may want to wait and see how the court proceeds prior to paying the allegedly invalid levy; hopefully the court will instruct on this issue prior to the assessment's due date of April 30.

If you would like to indicate to the court your general support for the complaint's objective of restoring Bridgetower homeowners to our rightful ownership and control over our community property, and to our rightful authority over the community's management company, then you may identify yourself by name, address, and signature on the attached *Letter of Support*, and email such signed copy to acsimonds@msn.com, which will then be attached to the complaint by way of exhibit. I look forward to receiving word of your support.

Sincerely,



Adam C. Simonds
Bridgetower Homeowner, and Class Advocate

Date: _____

To: The District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Ada:

Re: Letter of Support for Simonds et al, and against Bridgetower Owner's Association LLC

Your Honor,

As an Idaho citizen and a homeowner in the Meridian residential neighborhood locally known as Bridgetower Subdivision, I hereby indicate by self-identification and signature that I have read Adam Simonds's *Complaint Cover Letter* dated March 27, 2023, and that I generally support his impending action against the company Bridgetower LLC and its partnership and management entities. The disenfranchisement of Bridgetower homeowners must finally end, and we Bridgetower homeowners require the court's favorable judgement to be restored to the rightful possession and control of our community and its rightful property, which has evaded us some twenty years so far. Additionally, we request the court's assistance in installing transparent, accountable, and effective leadership over our community. Your kind consideration of this matter is greatly appreciated.

Sincerely,

Signature: _____

Name: _____

Address: _____

Meridian, Idaho 83646