



### DONIE♥BOOK

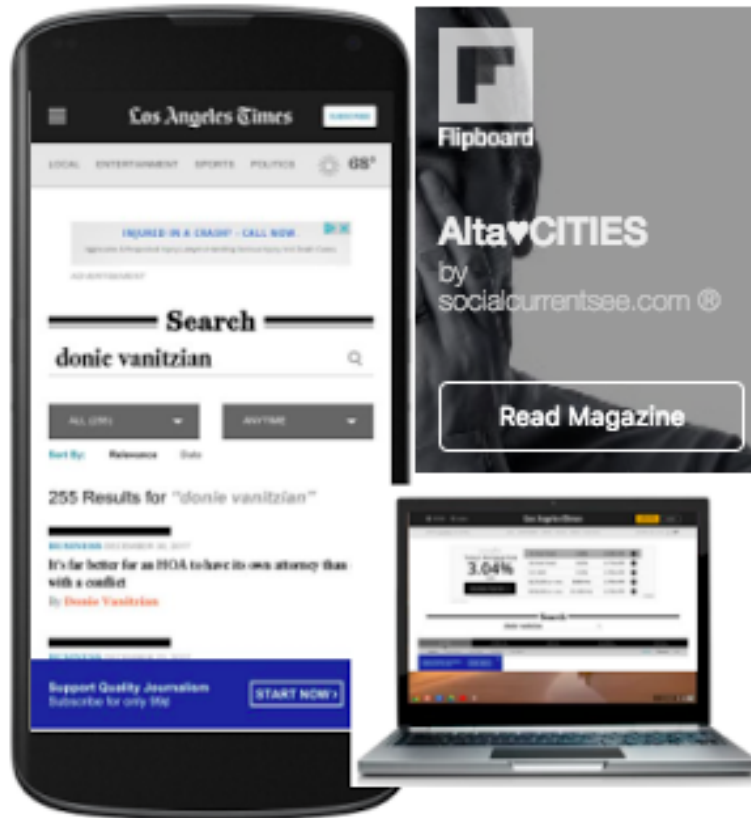
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► Notable LATimes columnist on matters related to common interest developments (aka HOAs) Donie Vanitzian, 67, died Dec. 28 at her house in Del Rey, the victim of an alleged homicide. ► STORY

► Born Donna Vee Vanitzian on Jan. 1, 1950, in Burbank, Vanitzian grew up in the San Fernando Valley and graduated from Granada Hills High School and Cal State Northridge.

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Archiving the prolific content about common interest developments (aka HOAs) produced by the late Donie Vanitzian (1950-2017). See [DONNIE♥BOOK](#) ► + [SLIDESHOW](#) @ <https://goo.gl/Ln3PWD>



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256 STORIES AND LINKS ARCHIVED

Local press accounts in recent weeks brought attention to the untimely and tragic late December demise of LATIMES columnist Donie Vanitzian. The story may bring one to ask if homeowners will have such a voice in the media that this source provided for some 16 years? PDF ARCHIVE► <http://docdro.id/6BPy3Xd>

**R.I.P. Donie Vanitzian (1950-2017)**

**In memory of one of the most prolific researchers and commentators about common interest developments (aka HOAs), the following content and links are archived in <http://altacities.com> & this Flipboard location ► <http://flip.it/>**

## cVzqSd

### ► READERS REACT

#### Remembering a longtime L.A. Times contributor who cared about her readers

To the editor: Donie Vanitzian's premature death is tragic and senseless. Her columns, full of special knowledge and enthusiastic advocacy, were without doubt read and appreciated by many thousands of homeowners and carefully scrutinized by thousands of association boards. ("Longtime L.A. Times...

### ► L.A. NOW

#### 75-year-old man charged with killing wife of 35 years, a Times contributor

##### **Sarah Parvini**

A 75-year-old man has been charged with fatally shooting his wife of 35 years, the Los Angeles County district attorney's office announced Thursday. Thomas Foster pleaded not guilty to one count of murder with handgun use allegations Wednesday. Los Angeles police were conducting a welfare check...

### ► BUSINESS

#### Longtime L.A. Times contributor Donie Vanitzian remembered as champion of homeowner rights

##### **Andrew Khouri**

For more than 16 years in her Sunday Los Angeles Times column, Donie Vanitzian helped frazzled homeowners navigate the minefield that can be living within a homeowners association. The columns often focused on alleged wrongdoing by board members, management companies and other people in positions...

### ► LEGAL

#### It's far better for an HOA to have its own attorney than one with a conflict

##### **Donie Vanitzian**

QUESTION: I am a board director and was shocked to discover that the association's attorney and his firm represented our management company in a recent lawsuit. When I asked about this I was told that the management company also has a current retainer with this same attorney and his firm. The board...

### ► GOVERNANCE

#### Joining a board of directors entails serious legal responsibilities

##### **Donie Vanitzian**

QUESTION: I am dissatisfied with the performance of our board of directors and am considering running for a spot myself, but I'd like to know what I am getting myself into. I talked to one of the board members about his duties, and he told me that they are clearly laid out in Civil Code section...

### ► RISK MANAGEMENT

## [Don't forgo earthquake insurance for your condo even if your association rolls the dice](#)

**Donie Vanitzian**

QUESTION: After 29 years of renting, I finally saved enough for a down payment on a small condo. I really like a building in the San Fernando Valley with restaurants and other commercial businesses nearby, but it is not retrofitted and the association doesn't have earthquake insurance. The lenders...

### ▶ [MAINTENANCE](#)

## [When a landscaping project goes awry, sometimes it's better to dig it up from the roots](#)

**Donie Vanitzian**

QUESTION: Over the years, the exterior of our HOA development, from the perimeter wall to the public curb, has deteriorated, looking dated and dilapidated. To increase our property values, the board embarked on an ambitious "beautification" project. This consisted of removing large old mature trees...

### ▶ [ENFORCEMENT](#)

## [HOA parking restrictions should be rooted in reality, not for sake of appearances](#)

**Donie Vanitzian**

QUESTION: My parents purchased a five-bedroom home with a small two-car garage in an "exclusive" homeowner association, and I am beginning to think they made a huge mistake. Over the years, they have become disabled and require full-time assistance. But that's a problem for the caregivers since...

### ▶ [CC&RS](#)

## [Renting out a room in your condo could land you in hot water with your board](#)

**Donie Vanitzian**

QUESTION: I live in a three-bedroom, three-bath home with a homeowner association. I leased a single room to a friend and asked the HOA to provide a parking permit so he could park in the community. It declined to issue the permit, saying the rental constituted "commercial use" of my real property,...

### ▶ [LEGAL](#)

## [An HOA needs an attorney retainer agreement, but a good one requires negotiation](#)

**Donie Vanitzian**

Question: Every year, the board automatically renews the association attorney's retainer agreement and deposit. Without reading it the directors sign and send him a check for \$60,000. This year, I spoke up and told my fellow board members that we should not make the deposit and not sign the agreement...

► **MANAGEMENT**

**Managers can prepare HOA budgets but the buck stops with the board**

**Donie Vanitzian**

QUESTION: My neighbor, who's a board member, recently handed me a copy of a solicitation letter from an HOA trade group given to him at a management conference. The letter encourages managers responsible for drafting association operating budgets to include donations to the group as an "incidental"...

► **ELECTIONS**

**Managers can't make up HOA election procedures on the fly**

**Donie Vanitzian**

Question: Our bylaws require an election committee created by the board to supervise elections and create rules to ensure they are fair. That includes the nominating process and voting procedures since our bylaws and covenants, conditions and restrictions are silent on the specifics. However, it...

► **COMMUNICATION**

**Board meetings are the chance for owners to express grievances and directors should hear them out**

**Donie Vanitzian**

QUESTION: Our homeowners association board constantly discusses issues at meetings that are not on the agenda or not included in the notice of meeting distributed to owners. But if an owner who attends the meeting tries to speak about issues that are not on the agenda, the board just shuts them...

► **COMMUNITY**

**When it comes to noisy neighbors, it's the board's responsibility to enforce association rules**

**Donie Vanitzian**

Question: I've owned and lived in my very small Los Angeles condo complex for 16 years and am president of the association. Many of my neighbors are established professionals, including a couple of financial advisors across the hall. They have lived in the building for more than 40 years and have...

► **RULES & REGULATIONS**

**Association boards should not wait for legislation before inspecting and repairing deteriorating balconies**

**Donie Vanitzian**

Question: I own a condo in Orange County that has a second-floor balcony. For two years I've complained to management and the board that my balcony is drooping and is unsafe to use but they just ignore me. My neighbor in the building next door also complains that the stairwell to her unit wobbles...

► **COMPLIANCE**

**Here's why closing the sale of a condo has suddenly become harder for an association**

**Donie Vanitzian**

Question: I've been the treasurer of our 30-unit self-managed condominium association for more than 20 years and until recently the handling of buyer and refinance escrows and other paperwork for property transactions was a breeze. This year, though, mortgage lenders started asking for a fidelity...

► **LITIGATION**

**Making an insurance claim can be far superior to initiating internal HOA litigation**

**Donie Vanitzian**

Question: I am a board director for a large association that is plagued with major plumbing leaks, bursting pipes and pressure regulation problems. About three years ago, one of the upper units had a sink supply-line burst, resulting in water damage to that unit and the one below, which happened...

► **BUSINESS PRACTICES**

**Charging interest on interest on past-due HOA accounts is a no-no**

**Donie Vanitzian**

QUESTION: Around eight years ago, the HOA filed a lien on my property because I fell behind on my association dues. After 11 months, I finally paid off the outstanding dues. I also paid the lien filing fees and interest at the same time. Unbeknownst to me, there was a small balance of interest...

► **REAL ESTATE**

**Buying into a homeowners association is a lot more complicated than just making an offer on a property**

**Donie Vanitzian**

QUESTION: We recently acquired a condo, but even with a 60-day escrow, we felt the purchase process was too fast. We wanted to take our time to read and review everything before signing, but that didn't happen. The seller imposed time restrictions on all of our replies and if we did not respond...

► **CONFIDENTIALITY**

**Establishing an email trail for HOA litigation isn't as easy as it seems**

**Donie Vanitzian**

QUESTION: For two years I tried to get an electrical problem fixed in my condo. Though my emails were mostly ignored, I made a point of writing the association manager and board directors weekly, sometimes emailing them several times a day. The manager even told me she was sick of getting my emails....

LAT ► [2](#) ► [3](#) ► [4](#) ► [5](#) ► [6](#) ► [7](#) ► [8](#) ► [9](#) ► [10](#) ► [11](#)

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Unfortunately, homeowners and stakeholders in common interest developments, aka homeowner associations (HOAs) have lost an authoritative and supportive voice with the untimely and tragic death of DONIE VANITZIAN.

But fortunately, there are many other sources of credible and informative content on these topics. Here are a few that are followed by ALTACITIES:

► [INDEPENDENT AMERICAN COMMUNITIES](#)

By Deborah Goonan ► <http://flip.it/YpZrAf>

► [Neighbors at War! - The Creepy Case Against Your Homeowners ...](#)

By Ward Lucas ► <https://goo.gl/erTM5W>

- [Neighbors at War blog](#)



About HOAs ► <https://goo.gl/TAMDM4>

- [Bigger Pockets HOA forums](#)
- [Community Associations Network – Legal and Legislative News feed](#)
- [Condo Issues](#)
- [From the HOA Trenches](#)
- [HOA Constitutional Government](#)
- [HOA Perspectives](#)
- [Mealy's construction defects \(Legal newsfeed\)](#)
- [On the Commons with Shu Bartholomew](#)
- [PRIVATOPIA Papers \(Evan McKenzie\)](#)
- [Why You Should Avoid Buying in HOA Neighborhoods](#)

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► OTHER LINKS & SOURCES

- [About HOA Homefront | Richardson Ober](#)
- [Business Search - Business Entities - Business Programs](#)
- [Checkout - HOA Member Services](#)
- [City-Data Forum - User Control Panel](#)
- [Community Associations Institute \(CAI\)](#)
- [Complete Davis Stirling Code | California Homeowners Association](#)
- [Condo Law Guru: Blog](#)
- [Davis-Stirling Act - Davis-Stirling.com](#)
- [Davis-Stirling Act | FindHOALaw](#)
- [Davis-Stirling Common Interest Development Act - Wikipedia](#)

- ▶ [Find Laws, Legal Information, and Attorneys - FindLaw](#)
- ▶ [Foundation for Community Association Research: Home](#)
- ▶ [Independent American Communities](#)
- ▶ [Newsletters – Epstein Grinnell & Howell](#)
- ▶ [Topic | Bill of Rights ▶ Sourced from the CA Davis-Stirling](#)

### [In memory of L.A. Times columnist Donie Vanitzian, fierce advocate ...](#)

Jan 6, 2018 ... Vanitzian's untimely death likely the result of domestic violence  
By Deborah Goonan, Independent American Communities It is with shock and sadness that I write today's post. The L.A. Times reports that **Donie Vanitzian**, 67, died on December 28, 2017, from a single gunshot wound. Los Angeles police ...

<https://independentamericancommunities.com/.../in-memory-of-l-a-times-columnist-donie-vanitzian-fierce-advocate-of-homeowners/>

### [CALIFORNIA – Longtime L.A. Times contributor Donie Vanitzian ...](#)

Jan 11, 2018 ... L.A.Times: Longtime L.A. Times contributor **Donie Vanitzian** remembered as champion of homeowner rights  
By Andrew Khouri  
January 6, 2018 For more than 16 years in her Sunday Los Angeles Times column, **Donie Vanitzian** helped frazzled homeowners navigate the minefield that can be living within a ...

<https://hoareformcoalition.org/.../california-longtime-l-a-times-contributor-donie-vanitzian-remembered-as-champion-of-homeowner-rights/>

### [\(CA\) What was motive for Aladdin Drive condo murder-suicide ...](#)

Dec 28, 2017 ... Florida HOA's bitter legal dispute, threat of foreclosure over \$25 late fee · Ohio: 130 residents of HOA sign petition to oppose 7-home subdivision · HOA residents win in Ahwatukee Lakes Golf Course lawsuit · In memory of L.A. Times columnist **Donie Vanitzian**, fierce advocate of homeowners · Hawaii US ...

<https://independentamericancommunities.com/.../ca-what-was-motive-for-aladdin-drive-condo-murder-suicide/>

## Poor urban planning, unkind attitudes lead to unreasonable parking ...

Dec 3, 2017 ... By Deborah Goonan, Independent American Communities **Donie Vanitzian's** column in the L.A. Times is a great inspiration for my Sunday blog. This week's Q&A addresses a very common source of conflict in increasingly dense housing governed by private homeowners' associations: parking restrictions.

<https://independentamericancommunities.com/.../poor-urban-planning-unkind-attitudes-lead-to-unreasonable-parking-restrictions-in-ca-ho...>