

Arnold Lilac Park Homeowners Association

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Notice to the Membership Outcome of the Small Claims Suit filed against the HOA

There is a lot of misinformation circulating about the outcome of the recent small claims suit filed by Mary Boblet against the HOA.

For anyone interested in reading the Court documents for themselves, we are attaching the Minute Order which includes the judge's rulings along with the Entry of Judgment showing that the HOA does not owe any penalties requested by the plaintiff. The Board provided sufficient evidence in defense of the allegations made, that the judge saw fit to rule in favor of the HOA, denying all claims made by the plaintiff, Mary Boblet.

Boblet vs. Arnold Lilac Park Home Owners Association		23SC7883 1:30 PM Court Trial
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02/09/2024

Heard By: Hon. Sanders, David M.

Courtroom Reporter: . None

Location: Courtroom 2

Courtroom Clerk: K. Elliott

Bailiff: S. Denier

Parties Present:

Future Hearings:

Arnold Lilac Park Home Owners Association	Defendant
Boblet, Mary	Plaintiff

Plaintiff MARY BOBLET and representatives of Defendant ARNOLD LILAC PARK HOME OWNERS ASSOCIATION, JOANIE BENNETT and KIMBERLY PHILLIPS, are sworn.

Court notes it has read and considered entire filings in this matter.

1:37 p.m. Plaintiff testifies.

Court denies Plaintiff's request to strike 1/2/24 filing.

1:45 p.m. Plaintiff calls as witness DARWIN BOBLET, who is sworn and testifies.

1:47 p.m. Cross-examination by Ms. Bennett.

1:48 p.m. Re-direct by Plaintiff.

Re-cross by Ms. Bennett. Re-direct by Plaintiff.

1:49 p.m. Witness steps down.

Plaintiff calls s witness LENA DAWN LENIG, who is sworn and testifies.

1:53 p.m. Witness steps down.

Plaintiff offers further testimony.

1:56 p.m. JOANIE BENNETT testifies on behalf of Defendant.

1:59 p.m. Plaintiff offers rebuttal testimony. Plaintiff submits a copy of Pool Rules for Court's consideration, read and considered by Court, and returned to Plaintiff. Court makes inquiries of Plaintiff. Further rebuttal testimony by Plaintiff.

2:04 p.m. Further testimony by JOANIE BENNETT. Plaintiff offers further rebuttal testimony.

2:08 p.m. JOANIE BENNETT offers further testimony.

2:10 p.m. Matter is submitted for decision.

Court sees distinction between private and public events. Court sees this was a public event. Any denial is a reasonable limitation, not a violation.

Court finds Defendant did have authority under CC&Rs to assess attorney fees.

Worker's compensation and pit well allegations are set aside.

Because this was a public event and there was a special assessment outstanding, Defendant exercised their powers to supervise when Plaintiff was there.

All claims by Plaintiff are denied.

2:19 p.m. Court adjourns.

Name and Address of Court: CALAVERAS SUPERIOR COURT
400 GOVERNMENT CENTER DRIVE
SAN ANDREAS, CA 95249
209-754-9800

SC-130

SMALL CLAIMS CASE NO.: 23SC7883

NOTICE TO ALL PLAINTIFFS AND DEFENDANTS:
Your small claims case has been decided. If you lost the case, and the court ordered you to pay money, your wages, money, and property may be taken without further warning from the court. Read the back of this sheet for important information about your rights.

AVISO A TODOS LOS DEMANDANTES Y DEMANDADOS:
Su caso ha sido resuelto por la corte para reclarnos judiciales menores. Si la corte ha decidido en su contra y ha ordenado que usted pague dinero, le pueden quitar su salario, su dinero, y otras cosas de su propiedad, sin aviso adicional por parte de esta corte. Lea el reverso de este formulario para obtener informacion de importancia acerca de sus derechos.

PLAINTIFF/DEMANDANTE (Name, street address, and telephone number of each):

MARY BOBLET
PO BOX 963
ARNOLD, CA 95223

Telephone No.:

DEFENDANT/DEMANDADO (Name, street address, and telephone number of each):

ARNOLD LILAC PARK HOME OWNERS ASSOC,
PO BOX 722
ARNOLD, CA 95223

Telephone No.:

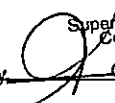
FILED

FEB 09 2024

Telephone No.:

Telephone No.:

☐ See attached sheet for additional plaintiffs and defendants.

By  Clerk of the Court
Superior Court of California
County of Calaveras Deputy

NOTICE OF ENTRY OF JUDGMENT

Judgment was entered as checked below on (date): FEBRUARY 9, 2024

1. ☐ Defendant (name, if more than one):
shall pay plaintiff (name, if more than one):
\$ principal and \$ costs on plaintiffs claim. Total Judgment:
2. ☒ Defendant does not owe plaintiff any money on plaintiff's claim.
3. ☐ Plaintiff (name, if more than one):
shall pay defendant (name, if more than one):
\$ principal and \$ costs on defendant's claim. Total Judgment:
4. ☐ Plaintiff does not owe defendant any money on defendants claim.
5. ☐ Possession of the following property is awarded to plaintiff (describe property):
6. ☐ Payments are to be made at the rate of: \$ per (specify period): , beginning on (date):
and on the (specify day): day of each month thereafter until paid in full. If any payment is missed, the
entire balance may become due immediately.
7. ☐ Dismissed in court ☐ with prejudice. ☐ without prejudice.
8. ☐ Attorney-Client Fee Dispute (Attachment to Notice of Entry of Judgment) (form SC-132) is attached.
9. ☐ Other (specify):
10. ☐ This judgment results from a motor vehicle accident on a California highway and was caused by the judgment debtor's
operation of a motor vehicle. If the judgment is not paid, the judgment creditor may apply to have the judgment
debtor's drivers license suspended.
11. Enforcement of the judgment is automatically postponed for 30 days or, if an appeal is filed, until the appeal is decided.
12. ☐ This notice was personally delivered to (insert name and date):
13. CLERK'S CERTIFICATE OF MAILING—I certify that I am not a party to this action. This Notice of Entry of Judgment was mailed
first class, postage prepaid, in a sealed envelope to the parties at the addresses shown above. The mailing and this certification
occurred at the place and on the date shown below.

Place of mailing: San Andreas, California

Date of mailing: 02/09/2024

Margaret L. Smith Clerk, by  , Deputy

The county provides small claims advisor services free of charge. Read the information sheet on the reverse.

Page 1 of 2

INFORMATION AFTER JUDGMENT

INFORMACION DESPUES DEL FALLO DE LA CORTE

Your small claims case has been decided. The judgment or decision of the court appears on the front of this sheet. The court may have ordered one party to pay money to the other party. The person (or business) who won the case and who can collect the money is called the **judgment creditor**. The person (or business) who lost the case and who owes the money is called the **judgment debtor**.

Enforcement of the judgment is postponed until the time for appeal ends or until the appeal is decided. This means that the judgment creditor cannot collect any money or take any action until this period is over. Generally, both parties may be represented by lawyers after judgment.

IF YOU LOST THE CASE . . .

1. If you lost the case on your own claim and the court did not award you any money, the court's decision on your claim is **FINAL**. You may not appeal your own claim.
2. If you lost the case and the court ordered you to pay money, your money and property may be taken to pay the claim unless you do one of the following things:

a. **PAY THE JUDGMENT**

The law requires you to pay the amount of the judgment. You may pay the judgment creditor directly, or pay the judgment to the court for an additional fee. You may also ask the court to order monthly payments you can afford. Ask the clerk for information about these procedures.

b. **APPEAL**

If you disagree with the court's decision, you may appeal the decision on the other party's claim. You may not appeal the decision on your own claim. However, if any party appeals, there will be a new trial on all the claims. If you appeared at the trial, you *must* begin your appeal by filing a form called a *Notice of Appeal* (form SC-140) and pay the required fees within 30 days after the date this *Notice of Entry of Judgment* was mailed or handed to you. Your appeal will be in the superior court. You will have a new trial and you must present your evidence again. You may be represented by a lawyer.

c. **VACATE OR CANCEL THE JUDGMENT**

If you did not go to the trial, you may ask the court to vacate or cancel the judgment. To make this request, you must file a *Motion to Vacate the Judgment* (form SC-135) and pay the required fee within 30 days after the date this *Notice of Entry of Judgment* was mailed. If your request is denied, you then have 10 days from the date the notice of denial was mailed to file an appeal. The period to file the *Motion to Vacate the Judgment* is 180 days if you were not properly served with the claim. The 180-day period begins on the date you found out or should have found out about the judgment against you.

IF YOU WON THE CASE . . .

1. If you were sued by the other party and you won the case, then the other party may not appeal the court's decision.
2. If you won the case and the court awarded you money, here are some steps you may take to collect your money or get possession of your property:

a. **COLLECTING FEES AND INTEREST**

Sometimes fees are charged for filing court papers or for serving the judgment debtor. These extra costs can become part of your original judgment. To claim these fees, ask the clerk for a *Memorandum of Costs*.

b. **VOLUNTARY PAYMENT**

Ask the judgment debtor to pay the money. If your claim was for possession of property, ask the judgment debtor to return the property to you. **THE COURT WILL NOT COLLECT THE MONEY OR ENFORCE THE JUDGMENT FOR YOU.**

c. **STATEMENT OF ASSETS**

If the judgment debtor does not pay the money, the law requires the debtor to fill out a form called the *Judgment Debtor's Statement of Assets* (form SC-133). This form will tell you what property the judgment debtor has that may be available to pay your claim. If the judgment debtor willfully fails to send you the completed form, you may file an *Application and Order to Produce Statement of Assets and to Appear for Examination* (form SC-134) and ask the court to give you your attorney's fees and expenses and other appropriate relief, after proper notice, under Code of Civil Procedure section 708.170.

d. **ORDER OF EXAMINATION**

You may also make the debtor come to court to answer questions about income and property. To do this, ask the clerk for an *Application and Order for Appearance and Examination (Enforcement of Judgment)* (form EJ-125) and pay the required fee. There is a fee if a law officer serves the order on the judgment debtor. You may also obtain the judgment debtors financial records. Ask the clerk for the *Small Claims Subpoena and Declaration* (form SC-107) or *Civil Subpoena Duces Tecum* (form SUBP-002).

e. **WRIT OF EXECUTION**

After you find out about the judgment debtor's property, you may ask the court for a *Writ of Execution* (form EJ-130) and pay the required fee. A writ of execution is a court paper that tells a law officer to take property of the judgment debtor to pay your claim. Here are some examples of the kinds of property the officer may be able to take: wages, bank account, automobile, business property, or rental income. For some kinds of property, you may need to file other forms. See the law officer for information.

f. **ABSTRACT OF JUDGMENT**

The judgment debtor may own land or a house or other buildings. You may want to put a lien on the property so that you will be paid if the property is sold. You can get a lien by filing an *Abstract of Judgment* (form EJ-001) with the county recorder in the county where the property is located. The recorder will charge a fee for the *Abstract of Judgment*.

NOTICE TO THE PARTY WHO WON: As soon as you have been paid in full, you *must* fill out the form below and mail it to the court immediately or you may be fined. If an *Abstract of Judgment* has been recorded, you must use another form; see the clerk for the proper form.

SMALL CLAIMS CASE NO.: 23SC7883

ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT (Do not use this form if an *Abstract of Judgment* has been recorded.)

To the Clerk of the Court:

I am the ☐ judgment creditor ☐ assignee of record.

I agree that the judgment in this action has been paid in full or otherwise satisfied.

Date:

(TYPE OR PRINT NAME)

(SIGNATURE)