

From: Michele Beauchamp mbeaudeesign@me.com
Subject: Re: ARC submittal
Date: Aug 5, 2021 at 2:25:25 PM
To: Shannon Plessel splessel@associatedasset.com
Bcc: k.berry@degnanlawaz.com, Mark Horne m.horne@degnanlawaz.com

Hello Shannon,

I am aware that you have come into this issue without knowing the facts or guidelines. So I have enclosed them for your review.

I filled out and sent the Architectural Application to Joanna. In the email to Joanna I informed her that the security cameras are needed due to my disability. I never asked for a Reasonable Accommodation because Joanna, AAM and the board members were aware of my disability. They saw me walking with a cane during a landscape walk and I informed them that I had disability plates when I was informing the board that the Association will be in violation of ADA Federal Law parking guidelines if they only installed one disability parking space. I inform them that a person with disability plates would know what the Federal Law would be. Instead they ignored me. Even during the first board meeting when the officers were elected I informed everyone that I was disabled during that meeting. So all parties were aware of my disability.

I am being required to fill out a Reasonable Accommodation document by AAM when I do not need to. I sent you proof of my disability by emailing you my Social Security Administration Benefit Verification Letter, verifying my permanent disability. And is recognize as a form of proof of disability through the Fair Housing Act. And my attorney would be addressing the document which you are requiring me to fill out.

Under the Fair Housing Act I do not need to fill out or request a Reasonable Accommodation if all parties were aware of my disability. If a person's disability is obvious, or otherwise known to the provider, and if the need for the requested accommodation is also readily apparent or known, then the provider may not request any additional information about the requester's disability or the disability-related need for the accommodation. Refer to question 17 below or in

the Act's guidelines.

The need for the requested accommodation is readily apparent or known, (I had a security camera at my front door for over 6 months and a board member was aware of this camera, otherwise known to the provider and there was no request to fill out a Architectural application because the requested accommodation was already established and known.) And for why I need to fill out a Architectural application when there is no guidelines in the governing documents for security cameras. I placed the security cameras on my units property, exterior windows and limited common area. Not in Common Element property.

From the Fair Housing Act guidelines:

16. What inquiries, if any, may a housing provider make of current or potential residents regarding the existence of a disability when they have not asked for an accommodation?

Under the Fair Housing Act, it is usually unlawful for a housing provider to (1) ask if an applicant for a dwelling has a disability or if a person intending to reside in a dwelling or anyone associated with an applicant or resident has a disability, or **(2) ask about the nature or severity of such persons disabilities.** Housing providers may, however, make the following inquiries, provided these inquiries are made of all applicants, including those with and without disabilities:

- An inquiry into an applicant's ability to meet the requirements of tenancy;
- An inquiry to determine if an applicant is a current illegal abuser or addict of a controlled substance;
- An inquiry to determine if an applicant qualifies for a dwelling legally available only to persons with a disability or to persons with a particular type of disability; and
- An inquiry to determine if an applicant qualifies for housing that is legally available on a priority basis to persons with disabilities or to persons with a

particular disability.

17. What kinds of information, if any, may a housing provider request from a person with an obvious or known disability who is requesting a reasonable accommodation?

A provider is entitled to obtain information that is necessary to evaluate if a requested reasonable accommodation may be necessary because of a disability. If a person's disability is obvious, or otherwise known to the provider, and if the need for the requested accommodation is also readily apparent or known, then the provider may not request any additional information about the requester's disability or the disability-related need for the accommodation.

If the requester's disability is known or readily apparent to the provider, but the need for the accommodation **is not readily apparent or known**, the provider may request only information that is necessary to evaluate the disability-related need for the accommodation.

I have established that the accommodation was apparent or known with the security camera at my front door because all parties were aware or known of my disability when I informed AAM manager in 3 separate cases so no other action is needed.

I filled out the Architectural application for my security cameras for your record and sent proof of my disability, SSDI. No other action is needed by AAM according to the Fair Housing Act guidelines.

Michele Beauchamp

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Please excuse any typos or grammar due to dictating or typing on electronic devices.

On Aug 4, 2021, at 3:18 PM, Shannon Plessel <splessel@associatedasset.com> wrote:

Hello Michele

You were sent a certified letter regarding the camera installation on the outside of your unit and it wasn't signed for. The placement of the cameras does require you to submit an ARC request. The same certified mailing that was returned unsigned, was sent to you via email. You said your DR was reviewing. I need to have something back as soon as possible to avoid having to send a courtesy notice for installation without prior approval. I need to have that submittal and signed DRs note by 8/10/21. Please let me know if you have any other questions.

Thank You

Shannon L. Plessel

Community Manager

AAM, LLC

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