

APARTMENT OWNERS ASSOCIATION

Newsletter

AOA The #1 Resource for Apartment Owners!

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WHAT CITIES HAVE THEY BOMBED?

What cities have they "bombed" the most with government controls? San Francisco, Berkeley, Oakland, Los Angeles, West Hollywood, and Santa Monica. PLUS every city in the state is at risk! Forty-four other states have already passed laws to prevent this from happening.

IDEA!



Why don't we pass a law that protects our property rights! You can help do it with Prop. 98.

Vote YES on Prop 98!

Prop. 98 is the only measure that provides protection for rental property owners, home owners, farms, small business owners, and places of worship.

"How to Protect Your Property Now OR..... Lose It Later!!"



You are now reading what is one of the most important and crucial articles that you will receive this year in regards to keeping or losing your property rights. Please take every word of this article more seriously than any other correspondence you have received from the Apartment Owners Association (AOA). In fact, this article is so vital that I felt the need to print a special newsletter so that everyone who provides housing for others receives it. Caution: Reading alone will not protect your property - you must DO something about it now! Please read on.....

Why Should You Vote for Prop. 98 to Protect Your Property Rights?



Dan Faller
AOA Founder &
President

Because it will phase out rent control in the whole state of California! (Forty-four other states already have laws prohibiting rent con-

trol.) It will also make ownership of homes, rental property, farms and churches a protected right! It will prevent politicians from using un-fair "eminent domain" to forcibly seize your property for the exclusive use of their developer friends to build big box stores and shopping centers. These new development projects put profits into the

developer's pockets and donations into the coffers of politicians who vote to unfairly take property from small property owners. **Forty other states have passed laws correcting this unfair part of eminent domain - California politicians have not done their job!**

The Good – Prop. 98

Prop. 98 does legalize fair eminent domain that is used to take property at a fair market price for legitimate purposes such as roads, schools, parks, fire and police stations, water projects and for other legitimate government purposes.

Prop. 98 also protects all current tenants under rent control who will keep their rights and will not lose their homes. It phases out rent control for that individual unit only when a tenant moves out. It's called permanent decontrol. The law currently allows temporary decontrol. It also prevents new controls in cities that currently have no rent control.

Prop. 98 is the only measure which provides protection for rental property owners, farms, small business owners, home owners, and places of worship. It will protect your property!

You Say “There’s No Rent Control on the Property You Own”?

Don't feel so smug, my friend. **That's all going to change in the future UNLESS Prop. 98 passes.** They have rent control in Beverly Hills, so don't think it can't happen in your city too. Rent control is like a cancer in California and odds are that it could easily spread to your building(s)! They've even considered it in San Diego.

Or maybe **you own a “new”**

building that is now exempt from rent control. Consider this: as more voters move into “new” buildings and that population continues to grow, what do you think the politicians will give these tenants in return for their many votes? Don't be complacent. That “gang” of immoral politicians will recognize that **“there's a pot of golden votes in them there buildings” of yours and they are going to go for it!** There's also the big political donations from developers who need your property. Their donations influence the votes of your supposed “government representatives”.

You lose..... unless Prop. 98 passes.

The Bad – Prop. 99

Prop. 99 is being sponsored by greedy politicians and developers who want to continue to forcibly seize your private property to be used for their development projects. It would protect only owner-occupied homes. They reluctantly put it on the ballot to stop Prop. 98 so they could continue to take all other property. **It is nothing more than a “cover-up” and is a very deceptive political move to trick voters** into thinking that Prop. 98 is not necessary. **It will allow developers to continue “business as usual”.** It also has a hidden agenda that **cancels out Prop. 98 if it gets more votes.** Please do not fall for it. Let's put a stop to these greedy developers and politicians who want to forcibly seize our property and put donations and profits into their pockets. **Vote “NO” on Prop. 99 if you want real and fair reform!**

Please cut out and/or make copies of the above part of this newsletter describing Props. 98 and 99 and send it to all of your

friends. For “98” to pass, it will be necessary to explain to all regular voters that current tenants are protected. I'm sure you'll agree that this gradual phase-out is the only way to get a rent control proposition passed.

The Ugly – One Group We Need to Join Us!

There's only one group of owners who have failed to endorse “Prop. 98”. Can you believe it? They just seem to be a little slow and need to hear from you. They are the second largest organized group of housing providers in the state. Second only to AOA. They have about 17,000-18,000 memberships and could probably come up with as much as \$500,000 to help support Prop. 98. They have some really big hitters in their group.

They have done a good job over the years but I'm sure you'll agree that **this is no time to take a “neutral position”.** **The Prop. 98 campaign is the “Super Bowl” or “World Series” for property owners!** We have got to win this one regardless of the political costs and we need them to help achieve a victory.

This group supposedly has a survey that shows the majority of voters would oppose **Prop. 98.** BUT, that's what the campaign is all about - changing those voters' minds so they vote for **Prop. 98!!** Good thing our founding fathers didn't listen to some sorry survey when they decided to fight for their freedom and property rights! We'd also be paying three times as much property tax now if Jarvis had quit. Guess he realized that “quitters never win and winners never quit”! **Let's all join together and try to convince this organization**