



# THE LETTER

LAFAYETTE ASSOCIATION OF HOMEOWNERS, INC. NEWSLETTER

## MEET YOUR NEIGHBOR

# Wanyee Leonard

*Interview by Noah Bodie*



--Photo by Thomas Wasper

The most interesting feature surrounding the East Village is the people who inhabit it. In the case of **Wanyee Leonard**, a Lafayette resident, his is the kind that adds character and contribution to a village steadily extricating itself from a year's long identity crisis.

Leonard came to Long Beach in 1990 to attend CSULB where he graduated with degrees in Communications and Public Policy. He moved into the Lafayette in February of 2009 and is thankful to Sharon, Geronimo as well as the fine folks at Crestwave Management for making the transition from his previous residence seem effortless.

Says Leonard, "They have been fantastic! Sharon and Geronimo are fun, professional, strong loving and caring administrators, who have given me more breaks than I deserve. I have met so many wonderful individuals here, and have forged quite a few relationships--from the film director, to the teachers, to the personal trainer, to the business owners, possibilities have opened for me at an exciting point in my life. Also, the new board president and members have been very supportive of our efforts. I am so grateful."

As the President and CEO of **3E Consulting Services**, a company he founded while working as an Associate Director/Professor of Speech and Debate at Long Beach City College (1992-1995), Leonard's consultancy provides business strategies, grants/contract development and community planning to non profits and for profits across the Western United States. Leonard has created an array of programs in the areas of economic development, energy conservation, HIV/AIDS education, affordable child care, homeless and mental health services, drug and alcohol rehab centers and business development consulting to more than 20 celebrities, 12 politicians, emerging, small and Fortune 500 companies.

While many have noted (positively and perhaps negatively) Leonard's **style** as being intense, cut-throat and savvy, his company has raised over \$69 million with an 85% success ratio in procuring grants, business assets and contracts for more than 325 companies to date, and has been hired by a variety of companies to improve bottom lines, hire and fire personnel

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FROM THE BOARD

# What's Happening

By Jennifer Skaife, President



Another relatively quiet month has passed and we are already nearly halfway through 2010! As a result there is very little 'news' from the Board.

The new **gym** in Suite #103 (aka The French Room) is progressing well with the final touches being carried out as I write – floor painting, fine tuning to the electrical, switching, seals to new doors and the like. I reported last month that we should be ready to occupy by now, but as any of you who have been through a remodel probably knows, everything takes longer than you plan!

The renovation of the **Campbell Studios**, Phase I, is complete and we now are up and running in Suite #264. Again there are still some final touches to complete, door trims, window repairs and paint touch up, but they are minor compared to what was needed to get to this stage.

**District Wine** in 144 Linden Avenue is doing great business and have now added **outside seating** just in time for the warm weather.

In consideration of others that live above or nearby please respect their 'No Smoking' signs and do not smoke around their or for that matter our, doorways.

We are exploring the possibility of a **Verizon FiOs** fiber optic installation for TV, phone and internet service throughout the Lafayette as an alternative to Charter cable. It is a complex matter

and so far we have had engineers on site numerous times exploring ways to make it happen. It is a long way from being confirmed as viable but we will keep you posted!

All the bids have been received for the big 2010 project, **painting the exterior of the Lafayette and Broadway Buildings**. It is too early to say how they look yet as we just received them on May 31, 2010. The Board will analyze them over the next week or so. Perhaps by the monthly Homeowners/ Board of Directors meeting on Tuesday, June 8 at 7.00pm we can provide more information.

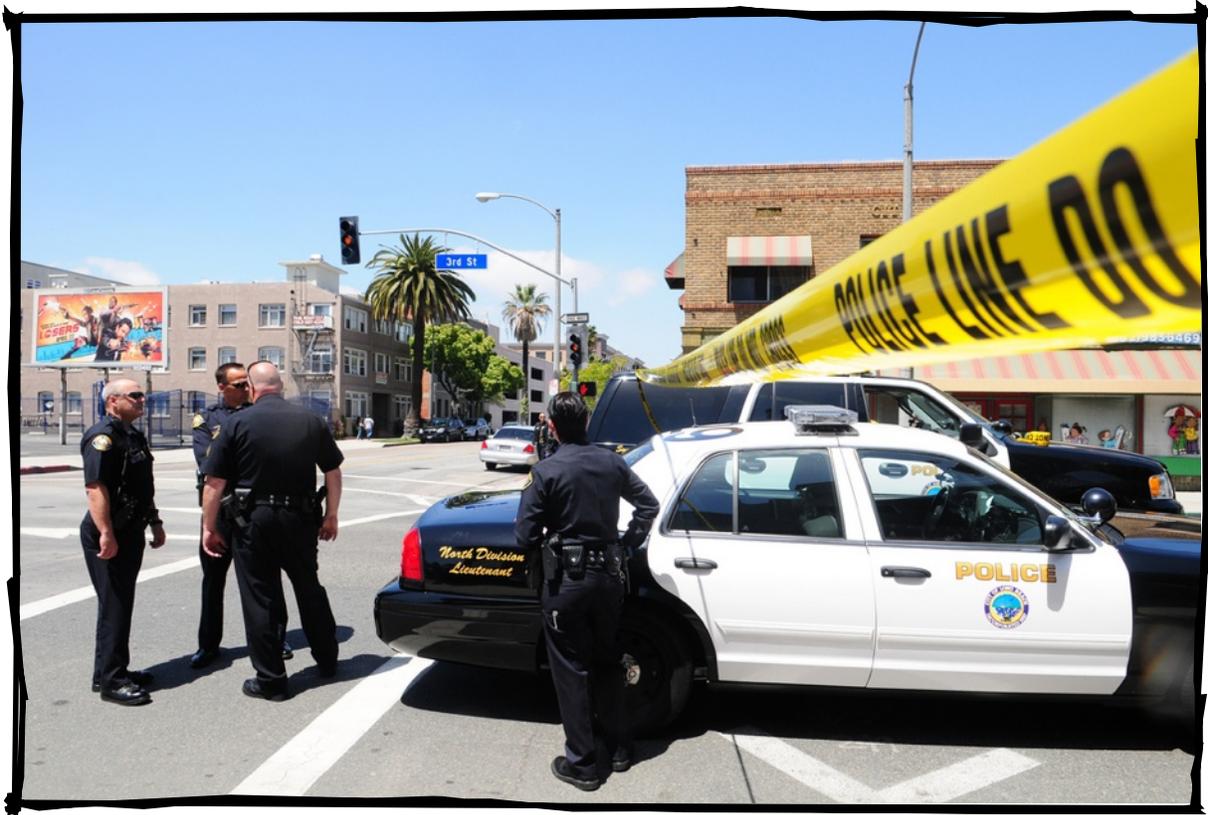
We are planning on forming a '**Dog Policy Committee**' to take on the issues arising from our substantial and mostly well-behaved dog residents and owners! This will include involving the City Animal Services to help with licensing all our dogs (currently over 40 in number), per the City Ordinances. Once again the Board would like to remind all homeowners and residents that our Rules and regulations permit only **ONE dog** per address.

Finally, we reluctantly accepted the **resignation**, due to personal reasons, of **Dennis Cornax** from the Board; we hope to see him at the meetings as a Homeowner in the future! Under these conditions the Board is empowered to nominate a **new member** for the remainder of the fiscal year. In January 2011 the

appointee may then decide to run for the Board. If anyone is interested in becoming an active involved Board member please let us know. To qualify you need simply be a committed Homeowner in good standing. We could use your time, expertise and enthusiasm in keeping our buildings, business and community in good order! ☺



District Wine owners Mark Dunton (with champagne bottle) and Angela Mesna (with giant scissors) listen to East Village Association President Richard Lewis at the official ribbon cutting on Friday, May 7, 2010. --Photo by Geronimo Quitoriano



#### A VIEW FROM THE 6TH FLOOR

# Hunting Blind

*Photo and story by Thomas Wasper*

It's been thirty-nine days since the shooting at **Fresh n Joy Market** on 3rd St in the East Village, which left one old man in the hospital with a gunshot wound.

Detectives confirm the suspect has not been apprehended, but they are following up on leads. They also say there is no suspect information or description to release at this time.

Does that mean they don't have a description or that they are reluctant to release one? I wonder if I've passed the **suspect** on the street?

Without a description, my optimal plan is to be nice to everybody I meet in my neighborhood. At least until this whole thing blows over.

Optimistically, if the suspect were smart, I believe he would have long since vacated our little stretch of the village. Pessimistically, television executives have dedicated large blocks of programming for shows based on the premise that

quite the opposite is true; stupid criminals live forever in syndication.

Police have viewed video surveillance tapes from area businesses where images of the suspect were captured post-shooting. Presumably, they also have access to the tapes from the scene of the crime where Fresh n Joy Market advertises that they have 24-hour video surveillance cameras.

Other than watching "**Law and Order**," where really the only useful thing I've learned is that the first guy you suspect is ALWAYS innocent, I admit to knowing nothing about crime investigation.

It could be the police have already identified the suspect and rather than risk spooking him into flight by releasing that information to the public, they are simply luring him into a false sense of security while sitting on places the suspect usually goes in the hope that he'll resurface.

Or, possibly there were no useful images to be gleaned from the various tapes police viewed and they have no idea who they're looking for.

One thing I do know is that until the suspect is captured, I'm your new **Mr. Rogers**. 🐶

...CONTINUED FROM PAGE 1 and resurrect companies on the brink of closure.

So, where did all of this energy and drive come from? Consider his early years. The youngest of six children, Wanyee Leonard was born in **Oakland**, California, but later uprooted to **Oxnard** at the age of 12 after the breakup of his parent's marriage, and after years of living with alcoholism and domestic violence. In Oxnard, he spent his formative junior high and high school years, excelling in track and field, musical theatre and opera and enjoying an array of civic and service-based activities.

"Despite of the hell we went through as a family, I was raised by my brothers and sisters. One helped get me ready for school in the morning. One picked me up. One supervised my homework. And one was the head supervisor, supervising everyone else. I was groomed and managed. My father and mother would come home and there was a checklist. 'Did he do this? Did he do that?'"

While Leonard has tremendous experience in the business development arena, his first love has been for **musical theatre and opera**. Since childhood, Leonard has trained as a classical vocalist (now a lyric baritone) performing in more than 200 musicals, operettas, concerts and recordings. Leonard has also spent 2 summers at Juilliard School in New York to study and perform in musical theater and opera.

He took this experience in the performing arts and began consulting for independent films as well as for projects with heavy hitters like Sony and Disney. This led to 3E Productions his film and media services company. One of Leonard's short films, "**Clown Down**," an avant-

garde story about the killing of an executive director of a non-profit has gone on to win awards. Two additional films are slated for purchase at a major film company, in which Leonard can not disclose until purchase.

"I live a polar opposite life on any given day" Leonard says. "One day I'm dressed up going to Sacramento for a business meeting flying back to Los Angeles by one or two-o'clock and maybe coordinating a state discretionary grant contract for 29 churches locally by the evening." The rest of the day is spent working on scripts for his movies, making business calls, taking production meetings, and managing more than 20 contracts monthly at 3E Consulting.

Leonard has exciting future plans. Recently, he signed a contract to be a **radio personality** with a show to appear in late August of this year. Pilots and filming for this venture will begin towards the end of June. The show will incorporate an interview and call-in format, however, Leonard was sparing on the details. "I can't say much now other than my agent is

busting my balls to get ready in every way imaginable." Also, Leonard has been negotiations for a movie deal which will take place towards the end of the year.

"I feel honored to be a part of both this community with an opportunity to contribute. I see my accomplishments as a representation of a collective unit of individuals who have assisted in making differences wherever my company can. And despite my humor - sometimes off colored - I am just another guy, struggles and all. I love good whiskey, basketball, being with my friends and family and more importantly, serving as an instrument for God's glory and grace." ☺



**TO ALL LAFAYETTE RESIDENTS**

**PRESENT THIS AD AND  
GET 20% OF YOUR ENTIRE BILL**

**JOIN US FOR HAPPY HOUR  
MONDAY - SATURDAY 4-7PM**

MAKE YOUR MONDAY - MAKE YOUR OWN TASTING  
TEACHER TUESDAY - EXTENDED HAPPY HOUR FOR ALL TEACHERS  
LP THURSDAY - COME PLAY YOUR VINYL RECORDS  
BLACK BOX FRIDAY - \$3 RED AND WHITE SPECIALS

144 LINDEN AVE, LONG BEACH, CA 90802 562-612-0411  
WWW.DISTRICTWINE.COM

WWW.FACEBOOK.COM/DISTRICTWINE WWW.TWITTER.COM/DISTRICTWINE

**Editor's Note:** *The community association law firm of Richardson & Harman, PC, a member of CAI's College of Community Association Lawyers, published the following in their May 18, 2010 newsletter.*

**RICHARDSON & HARMAN, PC NEWSLETTER**

# Condo Lending Requirements

By Matt D. Ober

As of December 2009, FHA, Fannie Mae and Freddie Mac yet again revised its funding requirements for condominium properties. While these funding requirements are directed at the condominium purchaser and may not directly impact the association, indirectly, these revised guidelines place new burdens on condominium sales and the ability of purchasers to obtain funding. Consequently these requirements potentially impact the marketability of every condominium community and cannot be ignored.

We highlight some of the most significant provisions below.

## **FHA**

FHA provides mortgage insurance that protects lenders from losses when homeowners default on their mortgages. When a condominium development qualifies for FHA mortgage insurance loans, it provides potential purchasers with more financing options making the development available to a larger pool of potential purchasers. This, in turn, increases competition and increased marketability of units in your community.

In order for lenders to loan on a development it must meet the following FHA requirements:

- No more than 10% of the units are owned by a single investor;
- No more than 15% of the units are more than 30 days delinquent in assessment payments;
- At least 50% of the units are owner-occupied;
- Budget has been reviewed by FHA and determined to be "adequate" for 1) funding for general common area maintenance; 2) setting aside at least 10% of the operating budget to fund reserves;

and 3) funding for required insurance coverage and deductibles.

Insurance requirements include:

- 100% property damage current replacement cost coverage.
- Comprehensive General Liability insurance.
- Individual borrower must obtain "walls-in" unit coverage. In cases where the association's master policy does not include interior unit coverage, including replacement of betterments and improvements, the borrower must obtain individual unit coverage.
- Projects with more than 20 units must carry a minimum level of fidelity insurance for all officers, directors and employees.

## **Fannie Mae**

This Federal agency makes funds available to purchase FHA insured loans from mortgage originators, allowing mortgage lenders to sell mortgages to replenish available cash to make loans.

• For a loan to be Fannie Mae eligible (and thus increase the marketability of the property), the condominium project must contain the following:

- No more than 20% of the project is commercial.
- At least 51% of the property is owner-occupied.
- At least 10% of the operating budget is set aside to fund reserves and insurance deductibles.

## **Freddie Mac**

This Federally chartered corporation was established to purchase mortgages in the secondary market. Condominium projects eligible under Freddie Mac guidelines must have:

- No more than 15% of the units are delinquent 30 days or more.
- At least 51% of the units are owner occupied (either as primary residence or second home).
- At least 10% of the operating budget is set aside to fund reserves.
- Interior Unit insurance: like the FHA requirement, Freddie Mac requires that buyers obtain "walls-in" interior unit insurance coverage insuring 20% of the unit's appraised value unless the association master policy provides same coverage. ☞

**FOR YOUR INFORMATION**

# Who's Who at the Lafayette

2010 BOARD OF DIRECTORS

President: Jennifer Skaife      Treasurer: Rick Blackshere  
 1st VP: Joe Hill                      Secretary: Joanne Lovejoy  
 2nd VP: TBD

CONTACT THE BOARD

In **writing**: Each board member has a mailbox in the office. All written comments will be addressed in a timely manner. Or you may email them through the office: [lafayet@charterinternet.com](mailto:lafayet@charterinternet.com).

In **person**: Come to the board meetings usually every first Tuesday of the month at 7pm in the Solarium (11th floor Campbell Building) unless a schedule change has been posted.

OFFICE MANAGER

Sharon Hays      Phone: 562-436-5391 9:30am to 5pm weekdays  
 Fax: 562-436-8762      Cell: 562-499-9979  
 Email: [lafayet@charterinternet.com](mailto:lafayet@charterinternet.com)

**Reminder**: Meeting minutes may be viewed at the office or are available for download on our website [thelafayettelb.org](http://thelafayettelb.org). ↗

**WELCOME TO THE LAFAYETTE**

## New Residents

- Unit 404 Sumin Lee**
- Unit 743 Rosemary Cordaro**
- Unit 858 David Albers**

ALL RESIDENTS: Remember no bicycles in the Main Lobby. Please go through the Broadway or Garden entrances. Window coverings must be white or off-white! In the trash closets, put trash in the black bag and recycling in the clear bag! If you have large trash items, please place them directly in the dumpsters in the garden. Please do not overfill the trash closets. And lastly, keep noise levels to a minimum after 10pm as a courtesy to your neighbors. Thank you. ↗

## Calendar

**Tuesday, June 8, 2010**

Board of Directors Meeting  
 7pm in the 11th floor Solarium  
 Note: 2nd Tuesday this month

### NEWSLETTER TEAM

- NOAH BODIE
- SHARON HAYS
- GERONIMO QUITORIANO
- JENNIFER SKAIFE
- THOMAS WASPER



THE LAFAYETTE LETTER IS PUBLISHED PERIODICALLY FROM THE OFFICE OF THE LAFAYETTE ASSOCIATION OF HOMEOWNERS. IF YOU WOULD LIKE TO CONTRIBUTE TO THE LETTER, PLEASE CONTACT GERONIMO AT (562) 435-4775 OR EMAIL: [GPOLAROID@MAC.COM](mailto:GPOLAROID@MAC.COM).