

NOTICE TO CURRENT AND FORMER TENANTS
Department Fair Employment & Housing v. Vasona Management, Inc. et al.,
California Superior Court, County of Alameda
Case No. RG20078727
MORE INFORMATION: www.VasonaManagementInc.com

IMPORTANT PLEASE READ THIS NOTICE CAREFULLY. THIS NOTICE RELATES TO A GOVERNMENT CIVIL RIGHTS ENFORCEMENT ACTION AND CONTAINS IMPORTANT INFORMATION ABOUT YOUR RIGHTS.

A state court has authorized this notice. This is not an advertisement or solicitation.

This notice is to inform you of a settlement of a lawsuit in the California Superior Court, County of Alameda, filed by CALIFORNIA CIVIL RIGHTS DEPARTMENT, formerly the DEPARTMENT OF FAIR EMPLOYMENT AND HOUSING, an agency of the State of California, against VASONA MANAGEMENT, INC. (“Vasona”) and the property owners of apartment buildings that Vasona managed for them listed below: NORTHGATE, LLC, 133 NORTH TEMPLE, LLC, 284 TYRELLA, LLC, ADELAIDE PINES, LLC, ADOBE LAKE, LLC, AMADOR CONCORD, LLC, BLOSSOM VILLAGE, LLC, BROOKVALE CHATEAU, LLC, CARMEL HOUSE, LLC, CATALINA CREST, LLC, CATCREST, LLC, CONCORD PROPS., LLC, FREMONT MANOR, LLC, GLEN OAKS, LLC, HIDDEN LAKE, LLC, LG CREEK APTS., LLC, LOGAN PARK BAY APTS., LLC, LORENZO, LLC, MAAS COMMONS, LLC, MAAS CRESTVIEW LIMITED PARTNERS, MAAS TAXCO, LLC, MARINA BREEZE, LLC, MISSION PARK GILROY, LLC, PACIFIC HOTELS, INC., PASEO HAYWARD, LLC, THE PENTHOUSE, LLC, REDWOOD PLAZA, LLC, SYCAMORE COMMONS, LLC, WALNUT CREEK PROPERTIES, LLC, WASHINGTON TOWNHOMES, LLC, AND WHITMAN, LLC (“collectively Property Owners”), through a Consent Decree (also known as a Stipulated Judgment). Vasona and Property Owners deny all allegations of discriminatory conduct or violations of law.

A copy of the Consent Decree may be accessed at the www.VasonaManagementInc.com

AM I AFFECTED?

The settlement of the Government Enforcement Action covers current and former tenants who lived at the Properties listed below between April 13, 2016 and July 1, 2019 with a child who was under the age of 18 during the aforementioned time frame.

Property Name	Property Address
Adelaide Pines Apartments	1730 Adelaide Street, Concord, CA 94520
Adobe Lake Apartments	1500 Ellis Street, Concord, CA 94520
Amador Apartments	24660 Amador Street, Hayward, CA 94544
Amador Heights Apartments	1880 Laguna Street, Concord, CA 94520
Ashland Garden Apartments	16183 Ashland Avenue, San Lorenzo, CA 94580
Bancroft Towers Apartments	13475 Bancroft Avenue, San Leandro, CA 94578
Broadway Tower Apartments	1601 Broadway Street, Concord, CA 94520
Brookvale Chateau Apartments	36163 Fremont Boulevard, Fremont, CA 94536
Carmel House Apartments	1744 - 1756 Carmel Drive, Walnut Creek, CA 94596
Castilian Apartments	1236 Detroit Avenue, Concord, CA 94520
Catalina Crest Apartments	928, 1038 & 1046 Catalina Drive, Livermore, CA 94550
City Walk Apartments	1688 Clayton Road, Concord, CA 94520
Courtyard Apartments	24050 Silva Avenue, Hayward, CA 94545
El Gato Penthouse Apartments	20 East Main Street, Los Gatos, CA 95030
Fremont Manor Apartments	4291 Stevenson Boulevard, Fremont, CA 94538
Glen Eyrie Apartments	51 Glen Eyrie Avenue, San Jose, CA 95125
Glen Oaks Apartments	27475 Hesperian Boulevard, Hayward, CA 94545
Hidden Lake Apartments	3375 Homestead Road, Santa Clara, CA 95051
Laguna Ellis Apartments	1776 Laguna Street, Concord, CA 94520
Lakeshore Apartments	1530 Ellis Street, Concord, CA 94520

Lincoln Glen	4261 Stevenson Boulevard, Fremont, CA 94538
Logan Park Apartments	38200 Logan Drive, Fremont, CA 84536
Lorenzo Commons Apartments	16201 & 17155 Hesperian Boulevard, San Lorenzo, CA 94580
Los Gatos Creek Apartments	1029 Meridian Avenue, San Jose, CA 95125
Marina Breeze Apartments	13897 - 13931 Doolittle Drive, San Leandro, CA 94577
Mission Park Apartments	766 1st Street & 1931 Miller Avenue, Gilroy, CA 95020
North Main Apartments	2971 North Main Street, Walnut Creek, 94597
Northgate Savoy Apartments	34077 Paseo Padre Parkway, Fremont, CA 94555
Palace Apartment Homes	1731 Pine Street, Concord, CA 94920
Paseo Gardens Apartments	16929 Meekland Avenue, Hayward, CA 94541
Paseo Gardens Apartments	57 Paseo Grande, San Lorenzo, CA 94580
Redwood Plaza Apartments	38730 Lexington Street, Fremont, CA 94936
Redwood Valley Apartments	22281 Center Street, Castro Valley, CA 94546
Sequoyah I Apartments	1741 Detroit Avenue, Concord, CA 94520
Sequoyah II Apartments	1711 Detroit Ave, Concord, CA 94520
Serra Commons Apartments	1580 Southgate Ave, Daly City, CA 94015
Spring Valley Apartments	133 North Temple Drive, Milpitas, CA 95035
St. Moritz Apartments I	1501 Detroit Avenue, Concord, CA 94520
St. Moritz Apartments II	1531 Detroit Avenue, Concord, CA 94520
St. Moritz Garden Apartments	14744 Washington Avenue, San Leandro, CA 94578
Sycamore Commons Apartments	38655 Paseo Padre Parkway, Fremont, CA 94536
Sycamore Square Apartments	36777 Sycamore Street, Newark, CA 94560
The Village of Taxco Apartments	1324 South Winchester Boulevard, San Jose, CA 95128
Tyrella Arms Apartments	284 Tyrella Avenue, Mountain View, CA 94043
Washington Townhomes	15700 Washington Avenue, San Lorenzo, CA 94580
Wellsbury Apartments	3085 Middlefield Road, Palo Alto, CA 94306
Whitman Villa Townhomes	25455 Whitman Street, Hayward, CA 94544

WHAT IS THIS NOTICE?

This Notice is to inform you of a settlement of a Government Enforcement Action and advises you of how you can participate in this settlement to receive payment.

The California Civil Rights Department (“CRD”), formerly the Department of Fair Employment and Housing (“DFEH”) brought the lawsuit on behalf of the State of California and current and former tenants who lived at the Properties listed above with a child under the age of 18 (“Group/Class Members”), against Vasona and the Property Owners. This lawsuit alleged familial status discrimination against Vasona and the Property Owners for requiring the following rules at the Properties listed above. The two rules quoted below are alleged to discriminate against families with children:

1. “Residents must be with guests at all times while using the pool or recreational facilities. No person under the age of fourteen (14) years shall be allowed in the pool/recreational area unless under the close parental supervision in a manner consistent with the rules and regulations. The recreational area includes, but is not limited to, the pool and its surrounding areas and all other common areas.”
2. “Sports activities including but not limited to bike riding, skateboarding, rollerblading, golf balls, basketballs, baseballs, footballs, soccer balls, Frisbees, etc[.] are prohibited on the premises at all times.

The settlement will resolve the lawsuit. According to Vasona’s records, you may be a Group/Class Member as defined in the Consent Decree.

WHAT DOES THIS MEAN FOR YOU?

If you are determined to be a Group/Class Member, this settlement will provide you a monetary payment. This amount represents your share of the compensatory damages payment that Vasona and the Property Owners are making to resolve the Government Enforcement Action. The payment of damages for alleged emotional distress shall be reported on IRS Form 1099. The IRS1099 forms shall be provided to each respective Group/Class Member and applicable governmental authorities. Group/Class Members should consult with their tax advisors concerning the tax consequences of the payments they receive under the Consent Decree.

To get this benefit, you will need to release or agree to give up certain legal claims, and sign the enclosed Release form.

WHAT IS YOUR NEXT STEP?

You should read this Notice and the enclosed Information Verification and Release forms.

Please do not ignore these forms or throw them away. Otherwise, you could miss the opportunity to receive money from Vasona and the Property Owners.

To be eligible for a payment, you must complete, sign, and return **both** of the following enclosed forms - (1) the "Release of Claims" (Release); and (2) Information Verification - to:

ILYM Group, Inc.
P.O. Box 2031
Tustin, CA 92781
Telephone: (888) 250-6810
email: claims@ilymgroup.com

DEADLINE: The forms must be postmarked by May 25, 2024.

You may receive a share of the settlement funds only if these forms confirm that you are one of the individuals covered by the settlement. After correct completion and submission of these forms, a final decision will be made about your eligibility.

If you fail to return both of the required forms by the deadline above, or if your forms do not verify your eligibility, you will not be eligible to receive any of the settlement funds.