LA CRESTA PROPERTY OWNERS' ASSOCIATION

LITIGATION DISCLOSURE STATEMENT

May 2025

La Cresta Property Owners' Association v. Michael Ghafouri
Riverside County Superior Court Case No. CVME2503640

On or about April 3, 2025, the La Cresta Property Owners' Association (LCPOA) filed a lawsuit against LCPOA Member Michael Ghafouri. The complaint alleges breach of the governing documents and nuisance in connection with a dispute over reimbursement of LCPOA's costs to repair damage to common area. A case management conference is scheduled for October 22, 2025. No trial date is set.

Eugene Prokhorenko v. La Cresta Property Owners' Association
Riverside County Superior Court Case No. CVME2404021

On or about October 16, 2024, Eugene Prokhorenko filed a lawsuit against the La Cresta Property Owners' Association (LCPOA). The complaint alleges breach of the governing documents, breach of fiduciary duty, and violation of the common interest Open Meeting Act in connection with a dispute over alleged rule violations by his neighbors. LCPOA's insurer is providing a defense. A trial setting conference is scheduled for September 18, 2025. No trial date is set.

All pleadings filed in this matter are public records, and unless sealed by an order of the court, copies may be obtained from the Clerk's Office located at Riverside County Superior Court, Menifee Justice Center, 27401 Menifee Center Drive, Menifee, CA 92584, California, or from the Riverside County Superior Court website, by referring to the above case number.

LCPOA has incurred costs, including legal fees, related to this action. These costs cannot be predicted with certainty but will be shown in LCPOA's financial records. To preserve privileges and protections afforded by law, neither LCPOA nor any of its staff or Directors may discuss the details of the lawsuit, any of the claims being alleged, or disclose the content of discussions with legal counsel.

BOARD OF DIRECTORS
LA CRESTA PROPERTY OWNERS' ASSOCIATION