
From: Cornell-Brown, Rowan
Sent: Tuesday, September 18, 2018 4:26 PM
To: [REDACTED]
Subject: RE: Public Records Request Form Form submitted on Office of the Vermont Attorney General
Attachments: 2018-09-18 Curtis Response to Winkleman.pdf

Dear Mr. Winkleman,

Attached please find a response to your public records request.

Best Regards,

Rowan Cornell-Brown
Paralegal
Consumer Protection & Antitrust Units
Office of the Vermont Attorney General
109 State Street
Montpelier, Vermont 05609
802-828-5507

Sent: Monday, September 3, 2018 9:00 PM
To: AGO - Public Records Requests <AGO.PublicRecordsRequests@vermont.gov>
Subject: Public Records Request Form Form submitted on Office of the Vermont Attorney General

Name	Charles
Last Name	Winkleman
Please describe the records you are requesting and provide as much specificity as possible, including applicable date ranges.	I am looking for any documents in the past 24 months from the date of this request regarding: any correspondence between the AG's office including the AG with Senator Richard 'Dick' Mazza. In addition, I am looking for documents or any correspondence sent to, from, and included in the body of the message the following: Rick Bove, Mark Bove, Almighty Peaks Painting, Bove Brothers LLC, and Darrick Holmes.
Please take note of the following disclaimer:	<ol style="list-style-type: none">1. This public records request, including any associated correspondence, will be considered a public record in its entirety. As such, it will be made available to any member of the public upon request.2. Do not include any sensitive information, such as medical information, financial account numbers, or Social Security numbers. The AGO will contact you if additional information is required.3. Submission of this form does not constitute receipt of it by the AGO. Your public records request will be considered received on the next business day following its submission.

Agreement

I agree that I have read the directions and disclaimers on this form and that the information that I have provided is accurate to the best of my knowledge. Clicking the Declaration below is equivalent to my electronic signature.

Declaration (Required)

Declaration (Required)

Date Submitted

September 3, 2018

THOMAS J. DONOVAN, JR.
ATTORNEY GENERAL

JOSHUA R. DIAMOND
DEPUTY ATTORNEY GENERAL

WILLIAM E. GRIFFIN
CHIEF ASST. ATTORNEY
GENERAL



TEL: (802) 828-3171
FAX: (802) 828-3187

<http://www.ago.vermont.gov>

STATE OF VERMONT
OFFICE OF THE ATTORNEY GENERAL
109 STATE STREET
MONTPELIER, VT
05609-1001

September 18, 2018

Charles Winkleman

Via email to: [REDACTED]

Re: Public Records Request

Dear Mr. Winkleman:

I write in response to your public records act request dated September 14, 2018, in which you requested:

"...any documents in the past 24 months from the date of this request regarding: any correspondence between the AG's office including the AG with Senator Richard 'Dick' Mazza. In addition, I am looking for documents or any correspondence sent to, from, and included in the body of the message the following: Rick Bove, Mark Bove, Almighty Peaks Painting, Bove Brothers LLC, and Darrick Holmes."

Please find documents responsive to your request. Please be advised that we have withheld two records that are exempt from disclosure pursuant to 1 V.S.A. § 317(c)(9)(confidential business records or information) and (c)(19) (records relating to contract negotiations) and/or are otherwise attorney work product, confidential, or privileged pursuant to 1 V.S.A. § 317(c)(3) and/or (c)(4). Personal contact information has been redacted pursuant to 1 V.S.A. § 317(c)(7).

To the extent you feel information has been withheld in error, you may appeal to the Deputy Attorney General, Joshua Diamond. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Curtis", written over a white background.

Christopher J. Curtis
Chief, Public Protection Division

THOMAS J. DONOVAN, JR.
ATTORNEY GENERAL

JOSHUA R. DIAMOND
DEPUTY ATTORNEY GENERAL

WILLIAM E. GRIFFIN
CHIEF ASST. ATTORNEY
GENERAL



STATE OF VERMONT
OFFICE OF THE ATTORNEY GENERAL
109 STATE STREET
MONTPELIER, VT
05609-1001

TEL: (802) 828-3171
FAX: (802) 828-3187

<http://www.ago.vermont.gov>

June 11, 2018

Via certified mail

Josephine Bove, Mark Bove, and Richard Bove
c/o Carl Lisman, Esq.
84 Pine Street
P.O. Box 728
Burlington, VT 05402-0728

Re: Violations of Vermont Lead Law and Consumer Protection Act

Dear Ms. and Messrs. Bove:

I am writing to notify you of a planned enforcement action by the Office of the Attorney General against you for violations of Vermont's lead law, 18 V.S.A., Chapter 38 and the Consumer Protection Act, 9 V.S.A., Chapter 63. I have enclosed a proposed settlement as an alternative to a court action and it is my hope that you will prefer to settle this matter promptly.

Vermont Law on Lead Paint

The lead law imposes obligations on owners of pre-1978 rental properties to minimize the hazard of lead-based paint, which is highly toxic to young children. Compliance with the law requires that a certified person complete essential maintenance practices ("EMPs") such as installing inserts in window wells, conducting an annual visual lead paint inspection, and stabilizing deteriorated interior and exterior paint in a lead-safe manner. The law also requires owners of rental housing to file annual compliance statements attesting to EMP performance. Failure to comply with the lead law also constitutes a violation of the Consumer Protection Act. Each violation of the lead law is subject to a maximum civil penalty under the Consumer Protection Act of \$10,000.00, and each day a violation exists constitutes a new violation.

Violations of Law

You have violated Vermont's lead law and Consumer Protection Act in several significant ways.

1. Violation of Lead Law – Failure to File EMP Statements (and Perform EMPs)

On April 25, 2018, the Vermont Department of Health (“VDH”) sent a “Notice of Non-Compliance” to your attention indicating that your collective 13 rental properties in Burlington did not have a current EMP statement on file with VDH. The attached notice lists the specific property addresses and the ownership of each (Josephine Bove is the principal and owner of eight properties; Mark and Richard are the principal and owner of five properties).

The Notice requested you to comply with the lead law and file current EMP statements within 30 days for that property and all other target rental properties that you own. You did not respond to the Notice. VDH has confirmed that you have not filed current EMP statements for all 13 properties.

2. Violation of Consumer Protection Act – Renting Substandard Housing

It is illegal to rent noncompliant housing. *See Terry v. O’Brien*, 2015 VT 132, 134 A.3d 203 (Oct. 23, 2015); *see also* 9 V.S.A. § 4457 (in any residential lease, rental properties must comply with applicable health regulations). By continuing to rent properties that are noncompliant with the lead law, you have also violated the Consumer Protection Act by renting substandard housing.

Assurance of Discontinuance

The Attorney General’s Office plans to enforce the above violations of Vermont law. However, it is my hope that the proposed Assurance of Discontinuance (enclosed) will be agreeable and that we can resolve the violations described above without adversarial litigation.

As a first step in settlement, **within 10 days** of receiving this letter, please send this office a list of all residential rental properties currently owned or managed by you, indicating for each property: (i) the owner of the property; (ii) the address of the property; (iii) the number of units in it; (iv) the number of units which are currently rented; and (v) the number and ages of any children under 18 in the property.

The attached proposed settlement requires immediate injunctive relief to bring the properties into full compliance, including a plan for achieving compliance. Specifically, you must stabilize and repair all deteriorated paint and perform all EMPs, as required by 18 V.S.A. § 1759. Only an EMP-certified person may perform the work. Also, if you own or manage additional properties not listed in this letter, you must ensure that those properties are EMP compliant.

As noted above, it is illegal to rent noncompliant housing. If any of your noncompliant rental properties are currently vacant, or become vacant, you may not offer them for rent until the properties fully comply with the lead law and you have filed EMP statements with the Vermont Department of Health and with the property insurer.

Lastly, assuming there is no evidence of public health harms, your multiple failures to follow the lead law for numerous properties justifies a civil penalty of at least **\$5,000**. The

Letter to Bove Properties

June 11, 2018

Page 3

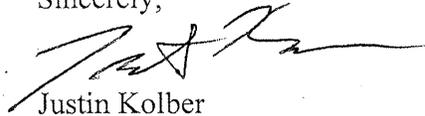
penalty will increase if there are actual health hazards (such as elevated blood levels in children at the properties). At this time, the settlement would require admission of only the failure to file EMP statements for the properties. For purposes of settlement, we would not seek additional penalties for the actual failure to perform EMPs or for renting substandard housing of the properties. However, the State will enforce those additional violations for all properties which you own or manage if we cannot settle this through an Assurance of Discontinuance.

Please respond no later than June 21, 2018. If the matter cannot be voluntarily resolved through a settlement, the Office of the Attorney General will file a complaint alleging all available civil claims described above and seeking all available penalties and sanctions.

If you would like more information on Vermont's lead law and our enforcement actions to ensure that property owners and managers comply with the law, please visit our website at: <http://ago.vermont.gov/focus/consumer-info/health1/lead-issues.php>.

Please contact me at 828-5620 or justin.kolber@vermont.gov. I look forward to hearing from you.

Sincerely,



Justin Kolber
Assistant Attorney General

Enc.

From: AGO CAP <ago.cap@vermont.gov>
Sent: Sunday, January 28, 2018 5:24 PM
To: AGO - CAP
Subject: CAP Complaint

The following CAP complaint was submitted:

Your First Name	I
Your Last Name	
Confirmation Number	WB18-00098
Your E-Mail Address	
Your Daytime Phone	{
Daytime Phone Type	Other
Your Age	
Your Mailing Address	
Your City	
Your State	VT
Your Zip Code	
Your Alternate Phone	
Alternate Phone Type	Home
Is your complaint about:	A landlord
Business Name or Person's First Name	Brookside Housing St.Albans, VT
Person's Last Name	Bove
Business	

Phone (1)	
Phone (1) Type	Office
Business Address	5 Victoria Lane
Business City	Saint Albans
Business State	VT
Business Zip Code	05478
Description	In March 2016, my wife and I wrote a check deposit of \$1,400 to Brookside Housing in St Albans, Vermont, to lease an apartment in the new building available to us Aug. 1, 2016. The manager of the apartment at the time was named Penny. (Last name of Penny is forgotten) Penny left a message for us on June 1, and told us the apartment was ready. I phoned Penny back and left a message telling her we were no longer interested, because a more affordable apartment had become available to us. We did not sign a lease. We later found out Penny died at some point during this transaction, and we were never contacted back nor did we receive our refund. We've tried numerous times to reach them to no avail. We are expecting our second child in April of this year, and desperately need the money. I don't have enough money to hire a lawyer, I'm hoping you will be able to help us.
Amount of loss:	\$1400.00
How would you like this matter to be resolved?	We would like a full refund of our deposit.

2018-00854 (ID 163229).txt

From: webteam@uvm.edu on behalf of [redacted] via The University of
Vermont <webmaster@uvm.edu>
Sent: Sunday, March 11, 2018 4:10 PM
To: AGO - CAP
Subject: 2018-00854

Submitted on Sunday, March 11, 2018 - 16:10

Complaint Number: 2018-00854

This update submitted by: Consumer (complainant) Your e-mail address: [redacted]

Complaint Status: Unresolved Consumer Full Name: [redacted] Business Name:

Brookside

Apartments / EP management Response/update to complaint: I have had no contact or
update from the

business and it's been 5 weeks.

Attach files to include in your complaint:

The results of this submission may be viewed at:
<https://www.uvm.edu/node/244671/submission/19512>

2018-00854 (ID 166235).txt
From: webteam@uvm.edu on behalf of [redacted] via The University of
Vermont <webmaster@uvm.edu>
Sent: Friday, April 13, 2018 9:10 AM
To: AGO - CAP
Subject: 2018-00854

Submitted on Friday, April 13, 2018 - 09:10

Complaint Number: 2018-00854

This update submitted by: Business (respondent) Your e-mail address:
deb.brookside@outlook.com

Complaint Status: Unresolved Consumer Full Name: [redacted] Business Name:
Brookside

Apartments Business Contact: Deb McCaffrey ; Response/update to
complaint:

Hi [redacted] :

I understand you were interested in Brookside Apartments in March 2016. At that
time the apartments
were managed by E.P. Management and the property manager was Penny Pike.

Unfortunately, Penny
passed away in July of that year and E.P. Management is no longer managing the
properties. I have
been the property manager since March of 2017. I have been unable to find your
application. Please go
to the bank and ask them for a copy of your check (front and back) and email it to
me, so we can settle
this.

Thank you and have a great weekend.

Attach files to include in your complaint:

The results of this submission may be viewed at:
<https://www.uvm.edu/node/244671/submission/21802>

2018-00854 (ID 167056).txt
From: webteam@uvm.edu on behalf of [redacted]
Sent: Thursday, April 26, 2018 11:13 AM
To: AGO - CAP
Subject: 2018-00854

Submitted on Thursday, April 26, 2018 - 11:12

Complaint Number: 2018-00854
This update submitted by: Consumer (complainant) Your e-mail address:[redacted]
Complaint Status: Resolved Consumer Full Name: [redacted] Business Name: Brookside
Apartments -
Bove Brothers Realty Response/update to complaint: we found out management changed
in 2017, Bove
Brothers finally got notified of my situation and paid my wife and I our full
deposit back (\$1,145).
Thanks!

The results of this submission may be viewed at:
<https://www.uvm.edu/node/244671/submission/22695>

(Brookside Housing); CAP #2018-00854 (ID 164554).txt

From: AGO - CAP
Sent: Wednesday, March 21, 2018 3:09 PM
To: '[redacted]'
Subject: [redacted] (Brookside Housing), CAP #2018-00854

Re: Complaint #2018-00854

Dear [redacted] :
Our office received your recent update and attempted to find alternative contact information for the business named in your complaint. Our research suggested that the property may be managed by Bove Brothers Realty. For this reason we have sent a copy of your complaint to their attention.
Below is a copy of correspondence we have sent to the business concerning your complaint. Please wait 10 business days, then update us on the status of your complaint by using the Complaint Response Form located on our website. Please reference your complaint number in your response.
Thank you.

Sincerely,
[redacted]
Consumer Advisor

State of Vermont
Office of the Attorney General
Consumer Assistance Program
109 State Street
Montpelier, VT 05609-1001

Website: consumer.vermont.gov
Email: ago.cap@vermont.gov
Phone: (800) 649-2424 (toll free from VT phone) or (802) 656-3183

Re: Complaint #2018-00854

Dear Sir/Madam:
We received the enclosed consumer complaint with respect to a transaction with your business.
Although at this point our office has made no determination as to the validity of the complaint, we do ask that you contact the consumer directly within 7 days so that you and the consumer can resolve this matter without further involvement of this office.
We also ask that you notify this office, indicating the steps you have taken to resolve the complaint.
Please respond using the Complaint Response Form located on our website. Please include the above complaint number in your response.
We have also requested the consumer to update us regarding the complaint status after 14 days. The consumer's response, the enclosed complaint, and your response will remain on file in this office for six years.
Complaint files are public records and, as such, are open to the public for inspection. Information about complaints, including the number of complaints recorded in the last six years and their status, is provided to consumers who inquire about your business. Complaint information is also used to determine when investigations should be initiated.
We thank you for giving this matter your immediate attention.

Sincerely,

(Brookside Housing), CAP #2018-00854 (ID 164554).txt

[redacted]
Consumer Advisor

State of Vermont
Office of the Attorney General
Consumer Assistance Program
109 State Street
Montpelier, VT 05609-1001

Website: consumer.vermont.gov
Email: ago.cap@vermont.gov
Phone: (800) 649-2424 (toll free from VT phone) or (802) 656-3183

Re{3} (Brookside Housing), CAP #2018-00854 (ID 166158).txt
From: [redacted]
Sent: Thursday, April 12, 2018 9:43 AM
To: AGO - CAP
Subject: Re: [redacted] (Brookside Housing), CAP #2018-00854

Hello,

I have, for the second time since reaching out to the Attorney Generals office, not heard back from Brookside Housing (which is now managed by Bove Brothers Realty).

Here is a quick synopsis on my situation:

In March 2016 my wife and I checked out some of the new apartments at Brookside III in St. Albans, in April we put down a check for a room but didn't fill out a contract because we hadn't decided yet where we wanted the room. My father, a local businessman in St. Albans, was in the process of buying a new property to move his business too. On the property was an apartment and he suggested we live there and save some money. My wife and I then made a financially safe decision and decided to not live at Brookside. Upon trying to get our money back we came to find out that Penny (the only woman we had contact with) had passed away. After that we had multiple calls that were not answered and messages that were not returned, to find out why we couldn't get our money back (when we never signed a contract and made a financially safe decision for our new young family). It was then recommended to me to file a complaint with the Attorney Generals office and that should help us out. No offense to the Attorney Generals office, but it's been a whole lot of the same; nothing! Getting our money back is our top priority as we feel/know according to laws that we have that right. We also feel it's super disrespectful that no one is even contacting us or reaching out to us either.

Best,

[redacted]

On wed, Mar 21, 2018 at 3:08 PM, AGO - CAP <AGO.CAP@vermont.gov> wrote:

Re: Complaint #2018-00854

Dear [redacted] :

Our office received your recent update and attempted to find alternative contact information for the business named in your complaint. Our research suggested that the property may be

managed by Bove Brothers Realty. For this reason we have sent a copy of your complaint to their attention.

Below is a copy of correspondence we have sent to the business concerning your complaint.

Please wait 10 business days, then update us on the status of your complaint by using the Complaint Response Form located on our website. Please reference your complaint number in your response.

Thank you.

Re{3}

(Brookside Housing), CAP #2018-00854 (ID 166158).txt

Sincerely,

[redacted]
Consumer Advisor

State of Vermont
Office of the Attorney General
Consumer Assistance Program
109 State Street
Montpelier, VT 05609-1001

Website: consumer.vermont.gov
Email: ago.cap@vermont.gov
Phone: (800) 649-2424 (toll free from VT phone) or (802) 656-3183

Re: Complaint #2018-00854

Dear Sir/Madam:

We received the enclosed consumer complaint with respect to a transaction with your business.

Although at this point our office has made no determination as to the validity of the complaint,

we do ask that you contact the consumer directly within 7 days so that you and the consumer

can resolve this matter without further involvement of this office.

We also ask that you notify this office, indicating the steps you have taken to resolve the

complaint. Please respond using the Complaint Response Form located on our website. Please

include the above complaint number in your response.

We have also requested the consumer to update us regarding the complaint status after 14

days. The consumer's response, the enclosed complaint, and your response will remain on file

in this office for six years.

Complaint files are public records and, as such, are open to the public for inspection. Information about complaints, including the number of complaints recorded in the

last six years and their status, is provided to consumers who inquire about your business. Complaint information is also used to determine when investigations should be

initiated.

We thank you for giving this matter your immediate attention.

Sincerely,

[redacted]
Consumer Advisor

State of Vermont
Office of the Attorney General
Consumer Assistance Program
109 State Street
Montpelier, VT 05609-1001

Website: consumer.vermont.gov
Email: ago.cap@vermont.gov
Phone: (800) 649-2424 (toll free from VT phone) or (802) 656-3183

RECEIVED ON

JAN 24 '18

Attorney General's Office
Consumer Division

T J Donovan

Vermont Attorney General's office

There was a Fire above me
on November 27, 2017 My Apt got
Water Damage From the Fire and
the Property Manger Refuse to put
in New Carpet and New Kitchen floor
and Bathroom floor.

My Carpet in my Apt got water
from Water Damase.

The Carpet is 15 years old and
The Kitchen floor got Water Damage
and The Bathroom floor got Water
Damase.

The Carpet is 15 years old

The Kitchen Floor is 15 years old

The Bath Room Floor is 15 years old

Property Manger
Lauri Connolly

Phone number _____

RECEIVED ON

FEB 22 '18

Attorney General's Office
Consumer Division

Eliza Beth [REDACTED]

The Complaint I made to
your office has not been
Resolved.

Bove Brothers Realty Inc has
not call me.

I am sorry I have not get
back to you sooner.

I have been busy Selling
Girl Scouts Cookies.

Thank you

RECEIVED ON

AR - 2 '18

Attorney General's Office
Consumer Division

T J Donovan
Vermont Attorney General's office

I am writting to you.

Bove Brothers Realty is Blending
me for a fire that starter above
me. How can they do that.

I have all really sign one year
lease.

Here copy of the one year
lease.

Copy of vacate before June 30, 2018.

The Fire starter above me I
was not home when it happen.

I want this to stop please.

I am not moving for something
I did not do.

Thank you

Vermont Attorney General office

I have other Complaint For
Bove Brothers Realty Inc.

Bove Brothers Realty Inc.
They are Blending For the Fire
Starter above me. This Happen on
November 27, 2017.
I really all Sign one Year lease.

Here a Copy of the
Vacate For June 30, 2018

Here a Copy of the
One Year lease.

I want this to Stop Please

I mail to TJ Donovan I know
TJ Donovan very well.

Thank You



BOVE BROTHERS REALTY
4 CARMICHAEL ST., STE. 200
ESSEX, VERMONT 05452
PHONE: (802) 878-7000
FAX: (802) 878-7006

November 30, 2017

Dear

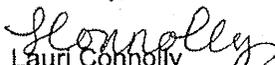
Your current lease will be expiring on February 28, 2018.

At this time, we are prepared to extend your lease for an additional one-year period as of March 1, 2018 through February 28, 2019. Rent will be assigned at the new rate of: \$986 per month.

Please Note: Storage will now cost an additional \$20 per month, based upon availability. All other terms and conditions of your present lease will remain in effect. **Should you wish to maintain the rental use of a storage unit, please initial here:** _____.

Please indicate your plans for the coming year by checking the appropriate line and signing on the space provided, below, by no later than December 15, 2017. For your convenience, we have enclosed a self-addressed, stamped envelope. If you have any questions regarding this letter or would like to discuss any aspect of your leasing options, please do not hesitate to call the office at: (802) 878-7000. Thank you.

Sincerely,


Lauri Connolly
Property Manager

I wish to have my present lease terms extended, as indicated, above, for one year

I do not wish to renew my lease and will be vacating by: _____

SIGNATURE: _____

DATE: 12/8/2017

cc: Burlington Housing Authority

Bove Brothers Realty, Property Owners

RENEWAL LETTER ANNUAL LEASE



COPY

BOVE BROTHERS REALTY
4 CARMICHAEL ST., STE. 200
ESSEX, VERMONT 05452
PHONE: (802) 878-7000
FAX: (802) 878-7006

February 23, 2018

Dear :

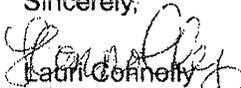
As you may be aware, your lease is currently held on a month-to-month basis. The property owners have decided at this time to exercise their rights not to renew your month-to-month lease. In order to conduct renovations, the lease will not be extended beyond June 30, 2018.

You must vacate the apartment on or before June 30, 2018.

All payments should continue to be made as monies owed to: Pearl Street Housing Venture, LLC. Any outstanding balance which may be due at the the time of move-out will be reported to our credit and collections agency.

Once you have established a move-out date, please leave a message with our offices at: (802) 878-7000 to schedule a move-out inspection.

Sincerely,


Laura Connolly
Property Manager

Encl. (1)

cc: Burlington Housing Authority

First Class Mailer sent (with Original Copy issued via U.S. Certified Mail)

RECEIVED ON

1 20 18

Attorney General's Office
Consumer Division

Lauren

I have other Complaint

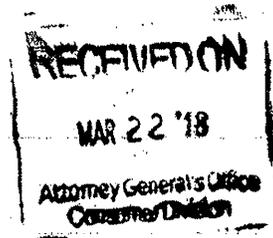
My Carpet and Kitchen Floor
and Bath room Floor Got Water
Damage from the fire above me
that Happen on November 27, 2017

I have ask For New Carpet
and Kitchen Floor and Bath room
Floor Bove Brothers Realty will
not Replace the Carpet and the
Kitchen Floor and Bathroom Floor From
the Water Damage.

I wrote a Complaint about this
to your office Few Months nothing
has not been done.

Thank you

Lauren Jundl



Thank you For your letter
and the Copy From Rick Bove.

My Apt From the Water Damage
has been done for awhile.

Did Rick Bove see the Complaint

I made to your office.

I sign one year lease on
December 8, 2017.

I copy of the Rick Bove

wrote Related to Water Damage
has been Completed.

My Apt does not need to be
Renovation. that has been
Completed From the Water Damage.

Does this have to go to Court?

Thank you
[redacted]

Did Rick Bove see the
Copys what I mail to
your office

The one year lease and the
letter the Propety Manser.

I am mailing you copys
again of the one year lease
and the letter that Propety
Manser wrote.

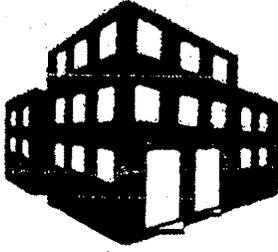
T. J. Donovan Knows me
Very well.

He use to be my Neighbor
in Burlington Vermont.

Tell T. J. Donovan I said
Hi Please.

From: Rick Vice <
Sent: Thursday, March 08, 2018 1:00 PM
To: AGO - CAP
Subject: 2018-00826

To whom it may concern:
The work at ! related to water damage has been completed.
Sincerely,
Rick Bove
Sent from my iPhone



COPY

BOVE BROTHERS REALTY
4 CARMICHAEL ST., STE. 200
ESSEX, VERMONT 05452
PHONE: (802) 878-7000
FAX: (802) 878-7006

February 23, 2018

[redacted]

Dear [redacted],

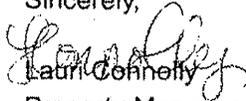
As you may be aware, your lease is currently held on a month-to-month basis. The property owners have decided at this time to exercise their rights not to renew your month-to-month lease. In order to conduct renovations, the lease will not be extended beyond June 30, 2018.

You must vacate the apartment on or before June 30, 2018.

All payments should continue to be made as monies owed to: Pearl Street Housing Venture, LLC. Any outstanding balance which may be due at the the time of move-out will be reported to our credit and collections agency.

Once you have established a move-out date, please leave a message with our offices at: (802) 878-7000 to schedule a move-out inspection.

Sincerely,


Laura Connolly
Property Manager

Encl. (1)

cc: Burlington Housing Authority

First Class Mailer sent (with Original Copy issued via U.S. Certified Mail)



BOVE BROTHERS REALTY
4 CARMICHAEL ST., STE. 200
ESSEX, VERMONT 05452
PHONE: (802) 878-7000
FAX: (802) 878-7006

November 30, 2017

[redacted]

Dear [redacted],

Your current lease will be expiring on February 28, 2018.

At this time, we are prepared to extend your lease for an additional one-year period as of March 1, 2018 through February 28, 2019. Rent will be assigned at the new rate of: \$986 per month.

Please Note: Storage will now cost an additional \$20 per month, based upon availability. All other terms and conditions of your present lease will remain in effect. **Should you wish to maintain the rental use of a storage unit, please initial here:** _____.

Please indicate your plans for the coming year by checking the appropriate line and signing on the space provided, below, by no later than December 15, 2017. For your convenience, we have enclosed a self-addressed, stamped envelope. If you have any questions regarding this letter or would like to discuss any aspect of your leasing options, please do not hesitate to call the office at: (802) 878-7000. Thank you.

Sincerely,


Lauri Connolly
Property Manager

I wish to have my present lease terms extended, as indicated, above, for one year

I do not wish to renew my lease and will be vacating by: _____

SIGNATURE: Kimberly Clark DATE: 12/8/2017

cc: Burlington Housing Authority

Bove Brothers Realty, Property Owners

RENEWAL LETTER ANNUAL LEASE

From: F >
Sent: Thursday, June 7, 2018 3:13 PM
To:
Cc: AGO - CAP
Subject: [redacted] RE: complaint 2018-00826

Hi Rick,

I met you many years ago when I was coming up to visit . Being her mother I know she can be difficult to deal with at times, but she would never harm or hurt anyone. I also know when she gets upset or mad she has no filter on her mouth and says a lot of things that can be considered mean and nasty. I know she left some calls to your office that Lauri received. I apologize for those calls and talked to Kim at great lengths about not repeating those actions again. She's been very upset over the treatment she received after the fire in November. She was placed in a third floor apt. With broken windows, broken oven, broken frig and very dirty having to sleep on the floor. She was told not to pay electric bill because of fans drying out apt. and she could go in to watch tv only. The electric was supposed to be paid by your office according to Lauri, but was then changed to not paying. Many of your tenants were affected by this. Then, i was told to go back to her apt. because David needed a place to stay while his apt. was being remolded. But, before he moved into the crappy apt. it was all cleaned up and redone for him. I'd be very upset with that myself. In the mean time Michelle from Section 8 told and Patty from code enforcement that should have be put in a hotel while she was waiting on her renovations to be done. All she wanted was equal treatment and due to her cognitive problems it doesn't always come out the way it should. Rick, she has been there since day one. She's and doesn't want to leave Vermont. Please reconsider putting her out of the building. That's all she knows. If you could please call me if you have any questions. Due to I can't travel up there or I'd have been there already.

Thank you,

Sent from my iPad