

September 30, 2013

Mayor Steve Lentz
440 E. Hawley
Mundelein, IL 60060

Re: Violations of 720 ILCS §§5/12-6.5, 5/17-1, 5/17-24, 5/47-5(5), and/or 5/47-5(14)

Dear Mayor Lentz:

Certain persons are putting the private nature of the Loch Lomond lake at risk by acting in the name of the LLPOA by obtaining money while misrepresenting the terms of the LLPOA's deed, the terms of the LLPOA's charter, the geographical extent of the Loch Lomond "subdivision," and their belief that they are officers and directors of a mandatory-membership homeowners' association.

The LLPOA is a victim. It's charter can be revoked by the Attorney General, any director of the corporation, and any member of the corporation entitled to vote when the corporate name is used for criminal activities such as fraud and criminal intimidation in violation of 720 ILCS §5/12-6.5. Some persons have been pretending to be property owners in the "community known as Loch Lomond" as described in the charter. In one recent year, there were three LLPOA "officers" but only one of them was a Loch Lomond property owner. One was only a property owner in the distant suburb of Zion and only related to a Loch Lomond property owner. A second was only a property owner in one of the adjacent subdivisions who under the deed restriction is disqualified from regularly using the Loch Lomond lake.

Certain people, with at least one former acting president in an outside adjacent subdivision, are currently pretending to be "officers" and "directors." The charter requires annual elections and the LLPOA bylaws require that Robert's Rules be followed. No election was held in 2012 for 2013 because of a lack of a quorum. Yet in violation of the charter and the bylaws, such persons did not schedule another election meeting but simply continued to collect money and transfer money out of the corporation's accounts without authorization. In addition, they transferred money for unauthorized purposes. They paid adults and teenagers to physically obstruct easement owners without lake-front properties from accessing the lake unless they paid money to those collecting it in the name of the LLPOA.

There is no factual basis for any Mundelein police investigator, or any other governmental employee, to refuse to investigate this based upon an unsupported belief that the LLPOA is a "homeowners' association." Certain people are engaging in documented fraud. In the 56 years of the LLPOA's existence, not a single attorney acting in the name of the LLPOA has ever claimed that the LLPOA is a homeowners' association. In the 56 years, not a single attorney has ever filed a lien against nonpaying lot owners although the LLPOA "officers" and "directors" have frequently claimed that nonpaying lot owners owed more than \$150,000.

The public records show that (1) the LLPOA was chartered in 1957 as a bona fide voluntary-membership property owners' association, (2) the LLPOA received a deed in 1961 for the Loch Lomond lake subject to the easements and CC&Rs, plus a deed restriction precluding lot owners in outside adjacent subdivisions from using the lake, and the CC&Rs (3) the CC&Rs expressly provide that neither the lake owner nor the lot owners with perpetual easement rights are obligated to maintain the lake in any "size, depth or condition." (The punctuation in the CC&Rs for the 3 subdivisions varies)

I am enclosing copies of (1) my letter to the Supreme Court's ARDC, plus attachments consisting of (2) a postcard which summarizes certain illegal activities, (3) a time-line chart, (4) page 4 from the LLPOA's newsletter for June 2010, (5) a June 24, 2013 letter to Attorney Nesbit, and (6) a falsely recorded document which purported to take away the easement rights of the elderly founder of the LLPOA, George Schulze. I object to Mundelein's refusal to investigate and prosecute, as well as sponsoring meetings held in the name of the LLPOA and allowing LLPOA "officers" and "directors" to threaten to use the Mundelein police as enforcement agents if nonpaying easement owners attempt to access the lake.

Sincerely,

J. G. Wahlert

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