



**Kentwood Home Guardians**

*Community building community....*

[www.kentwoodhomeguardians.com](http://www.kentwoodhomeguardians.com)

Kentwood Home Guardians

**ANNUAL INTERNAL DISPUTE RESOLUTION NOTICE**

(per Civil Code §5920)

**KENTWOOD HOME GUARDIANS IS PROVIDING THIS ANNUAL IDR NOTICE TO PROVIDE INFORMATION TO ITS MEMBERS ABOUT PROCEDURES RELATED TO KHG MEMBER RIGHTS, DUTIES AND/OR LIABILITIES UNDER DAVIS-STIRLING AS THEY RELATE TO KHG.**

Kentwood Home Guardians (“KHG”) has not adopted a separate Internal Dispute Resolution (“IDR”) procedure. In such a case, Civil Code §5915 applies. Section 5915 provides a way for KHG members to attempt to resolve disputes with KHG in a neutral, non-threatening forum.

Under §5915, the following procedures apply:

1. Either party to the dispute may deliver a request to the other party seeking to meet and confer in an effort to resolve the dispute. The request shall be in writing. KHG members must make their written request to KHG by mailing or delivering a clearly labeled request to: Attn: Office Manager, Kentwood Home Guardians, 8921 S. Sepulveda Blvd., Ste 102, Westchester, CA 90045. Please always check our website at [www.KentwoodHomeGuardians.com](http://www.KentwoodHomeGuardians.com) to confirm the address.
2. A KHG member may refuse a request to meet and confer by KHG. KHG cannot refuse a request to meet and confer from a KHG member.
3. KHG’s Board shall designate a director to meet and confer.
4. The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other and confer in good faith in an effort to resolve the dispute. Either party may be assisted by an attorney or another person at their own expense when conferring.
5. A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of KHG.
6. A written agreement reached under Civil Code §5915 binds the parties and is judicially enforceable if it is signed by both parties and both of the following conditions are satisfied:
  - a. The agreement is not in conflict with law or KHG’s governing documents.
  - b. The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.
7. A KHG member shall not be charged a fee to participate in the process.
8. An IDR meeting may be requested by a KHG member for disputes over assessments.
9. IDR procedures are not for use between members for a private nuisance. KHG may (but is not required to) choose to participate in resolving private nuisances between neighbors through IDR.