

THE HOAX

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The HOAX is an examination of abusive power and lack of regulation in the homeowners' association industry; a business and quasi-government system whose key selling point is the protection of property values. The documentary follows an investigative reporter, homeowners, and HOA reform activists as they illustrate shocking evidence of financial and psychological hardships throughout Texas and Nevada. A few of these people, including the filmmaker, are the subject of adverse actions from various players in this quasi-governmental system.

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Rodney Gray

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CHAPTER 1

PROSPECTUS AND PRE-PRODUCTION RESEARCH

Subject Matter

The HOAX (2012), is an examination of abusive power and lack of regulation in the homeowners' association industry; a business and quasi-government system whose key selling point is the protection of property values.

Homeowners' associations (HOAs) are legally defined as:

An organization of homeowners of a particular subdivision, condominium or planned unit development. The purpose of a home owners association is to provide a common basis for preserving maintaining and enhancing their homes and property. Most homeowners' associations are non-profit corporations. They are subject to state statutes that govern non-profit corporations and homeowner associations. The associations provide services, regulate activities, levy assessments, and impose fines. Usually, each member of a homeowners association pays assessments. Those assessments or dues are used to pay for expenses that arise from having and maintaining common property.¹

Under this quasi-government system, the call of homeowners to share, confront, or report civil & criminal violations of HOA board members to legislative authorities often results in little to no action, or even some form of retaliation against the homeowners from the board. In this practice, people overwhelmed by foreclosure, harassment and financial greed are now standing up for themselves against neighbors, board members, HOA attorneys, property management companies, and politicians, who support this industry.

This documentary, *The HOAX*, follows an investigative reporter, homeowners, and HOA reform activists as they illustrate shocking evidence of financial and psychological hardships throughout Texas and Nevada. A few of these people, including the filmmaker, are the subject of adverse actions from various players in this quasi-governmental system.

¹ US Legal.com, "Home Owners Association or HOA Law and Legal Definition." *Definitions*, US Legal, Inc., 16 September 2012, <http://definitions.uslegal.com/h/home-owners-association-or-hoa/>.

People and Location Research

In order to research individuals and locations that appeared in *The HOAX*, prescreening interviews were conducted in person or on telephone. This preemptive process was beneficial in order to confirm interviews with credible subjects and to establish dates and times for film shoots. Dr. Gary Solomon and Dr. Robin Huhn were also valuable resources in providing contacts, information, and facilities that were beneficial in exploring unethical incidents that were frequently occurring within many HOAs in the cities of Henderson and Las Vegas, Nevada.

Interviews were conducted with:

Adolph, Beanie, HOA Reform Activist, Expert Interview, Houston, TX

Aja, Cathy, Homeowner in Autumn Chase HOA, Personal Interview, Las Vegas Nevada

Bledsoe, Ramona, San Grande Property Owners' Association Board Member, Personal Interview, Grand Prairie, TX.

Clauer, Michael, Captain, United States Army, Heritage Lakes Homeowners' Association, Member, Personal Interview, Frisco, TX.

Davis, Bill, Davis & Associates Attorney, Expert Interview, Dripping Springs, TX

Frank, Robert, US Air Force Colonel (Retired), Homeowner at Sun City Anthem HOA, Henderson, NV

Friedrich, Jonathan, HOA Reform Activist, Expert Interview, Las Vegas, NV

Greenwood, Jim, Stonebriar Homeowners Association Member, Personal Interview, Frisco, TX.

Kahne, David, HOA Reform Activist and Attorney, Expert Interview, Houston, TX

McMinn, Fred, San Grande Mobile Home Community Homeowner, Personal Interview, Grand Prairie, TX.

Merola, Mike, Homeowner in Lakeland Village Community HOA, Personal Interview, Cypress, TX

O'Donnell, Bill, Paradise Spa HOA Board President, Personal Interview, Las Vegas, NV

Salvatore, Joseph, Homeowner in Autumn Chase HOA, Personal Interview, Las Vegas, NV

Schneider, Michael, Nevada State Senator, Expert Interview, Las Vegas, NV.

Selak, Dan, Homeowner in Park Memorial Condo Association, Personal Interview, Houston, TX

Solomon, Gary, PhD, Professor, College of Southern Nevada, Expert Interview, Las Vegas, NV.

Spears, Darcy, ABC Las Vegas Channel 13, Chief Investigative Reporter, HOA Hall of Shame,
Personal Interview, Las Vegas, NV

Strickler, Wayne, Homeowner, Personal Interview, Houston, TX

Szabo, Tricia, Homeowner in Cinco Ranch HOA, Personal Interview, Katy, TX

Many segments that appear in *The HOAX*, originated from news articles and television news stories throughout Texas and Nevada.

Funding

A fundraising Website for potential individual donors was set up at IndieGoGo.com - <http://www.indiegogo.com/thehoaxfilm>, with assistance provided from the fiscal sponsor of *The HOAX*, in Fractured Atlas, a nonprofit arts organization, out of New York, NY. Travel grants were also received through the radio, television, and film department from the University of North Texas.

Other potential funding resources for grants:

Austin Film Society
1901 E 51st Street
Austin, TX 78723
afs@austinfilm.org
512 322-0145 x0

Cinereach Grants
c/o Cinereach
126 Fifth Avenue, 5th Floor
New York, NY 10011
212 727-3224

grants@cinereach.org
www.cinereach.org/grants
Dallas Film Commission
325 North St. Paul Street, Suite 700
Dallas, TX 75201
214 571-1050
www.filmdfw.com

John D. & Catherine T. MacArthur Foundation
140 S. Dearborn Street
Chicago, IL 60603
312 726-8000
4answers@macfound.org
www.macfound.org

Moxie Films
107 Suffolk St.
Studio #517
New York, NY 10002
212 982-5008
info@moxie-films.com
www.moxie-films.com

National Endowment for the Humanities
1100 Pennsylvania Ave, N.W.
Washington, DC 20506
800 634-1121
info@neh.gov
www.neh.gov

Texas Filmmakers
309 N. Locust Street
Denton, TX 76201
940 442-6304
www.texasfilmmakers.org

Texas Motion Picture Alliance
815-A Brazos Street #487
Austin, TX 78701
512 233-2300
www.txmpa.org

Distribution Possibilities' Audience

Property owners and individuals who are currently living or planning to move into a privately incorporated community, should benefit from watching this documentary. Many people do not possess an understanding of the pros and cons of living within the confines of a homeowners' association or common Interest development (CID).²

Local, state and federal legislatures will also be made aware of the fact there are few methods of recourse or regulatory enforcement agencies in providing support to property owners residing within CIDs.³ Billions of dollars of property owners' assets are invested---yet owners do not have a single phone number to dial for regulatory and enforcement relief.⁴ State leaders should write laws authorizing regulation and enforcement of the very acts that established privately incorporated communities.⁵ New laws should be property-owner friendly---not just profit friendly for the HOA industry.⁶

Goals of Production

The social significance of *The HOAX* was to identify the misconceptions often disseminated by the Community Associations Institute (CAI), and sought to reach these following conclusions:

- Many residents are not satisfied with their community associations.
- Association board members do not always strive to serve the best interests of the community.
- Property management companies do not always provide support to their associations.

² Arlene Bandy, *Surviving Homeowner Associations* (Bloomington, IN: Trafford Publishing, 2005) 3.

³ Bandy, 3.

⁴ Bandy, 3.

⁵ Bandy, 3.

⁶ Bandy, 3.

- Criminal activity, civil violations, and forms of harassment committed by board members or HOA attorneys do not enhance or protect property values.
- Local governments often mandate community associations with volunteer board members, but take no responsibility if those members are corrupt or unqualified with running those associations.
- A few local governments have used resources in threatening association residents, arrested whistle blowers of association board members activities, and expeditiously evicted homeowners without due process as those residents were still required to pay mortgages, taxes and HOA fees.

In an email by Frank Rathbun, the VP of Communications and Marketing for the CAI, he writes, "Critics of community associations prefer to focus on largely isolated, anecdotal reports in the media. Conflicts make headlines, and that's what most Americans read in newspapers and see on television about community associations."⁷

Contrary to Rathbun's statement, *The HOAX* identified trends in community associations, including the frequent application of non-judicial foreclosures and the intimidation practices of board members, neighbors and local police, which are not isolated subjective reports that only appear in the media.

This documentary will also be beneficial to current and future members of community associations as these developments will continually increase in numbers throughout the United States and abroad.

⁷ Frank Rathbun, Personal email, 6 April 2012.

In the book, *Beyond Privatopia*, Dr. Evan McKenzie writes about the HOA industry communicating to public and state legislatures that community interest developments (CIDs) are places of high consumer satisfaction.⁸

In 1999, the CAI used the Gallup organization to incorporate questions on community associations in a nationwide survey and then made those results public.⁹ CAI continued this process with the Zogby Group polling in 2005, 2007, 2009, and 2012.¹⁰ In 2007, Zogby reported that, "72 percent of those surveyed rated their overall experience with their association as 'positive,' while only 9 percent rated it as negative."¹¹

McKenzie writes:

However, careful reading of the survey questions shows that they seem to be oriented toward providing ammunition for CAI in its public policy struggles rather than toward contributing to scientific knowledge. For example, in the 2007 survey, Zogby asked, Who should determine how community associations prioritize and address environmental issues?

Their responses were as follows:

- Association homeowners through their elected boards---66 percent.
- Local governments---20 percent,
- State governments---5 percent,
- Federal government---3 percent, and
- Not sure---6 percent.

Another question was asked: 'Should community associations, as private organizations, have the right to control the scope and placement of solar panels on individual homes to maintain architectural standards?' These were the responses:

⁸ Evan McKenzie, *Beyond Privatopia* (Washington, DC: The Urban Institute Press, 2011) 28.

⁹ McKenzie, 29.

¹⁰ McKenzie, 29.

¹¹ McKenzie, 29.

- Yes---59 percent,
- No---35 percent, and
- Not sure---6 percent.¹²

There were also similar questions throughout the Zogby poll.¹³ The inclusion of suggestive phrases, such as "through their elected board" and "as private organizations" appear to influence respondents to make assumptions that an association board is at liberty to make decisions, "either because of local democracy or the rights of private property."¹⁴ In comparison, the surveys center on the concerns of property owner satisfaction with their association, since those issues have drawn attention from the press in covering activities of HOA board members.¹⁵ McKenzie states, "These surveys are useful to the industry and are constantly cited as evidence that the nation's CID unit owners are a satisfied lot who do not need or want governmental intervention."¹⁶

¹² McKenzie, 29.

¹³ McKenzie, 29.

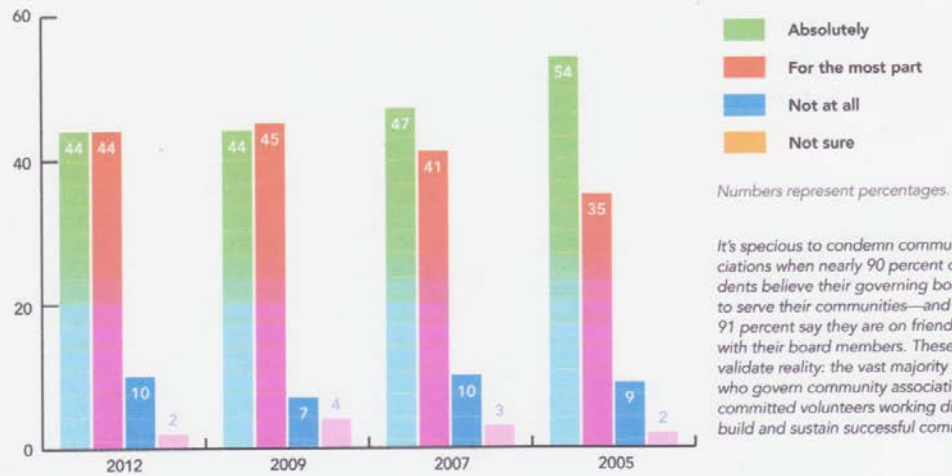
¹⁴ McKenzie, 29.

¹⁵ McKenzie, 29.

¹⁶ McKenzie, 29.

GOVERNING BOARDS

Do you think the members of your elected governing board strive to serve the best interests of the community as a whole?



As shown in the above figure in the 2012 survey, Zogby asked, "Do you think the members of your elected governing board strive to serve the best interests of the community as a whole?"¹⁷

- Absolutely---44 percent,
- For the most part---44 percent,
- Not at all---10 percent, and
- Not sure---2 percent.¹⁸

By looking at the response categories, only one out of the four categories is designed to reflect negative opinions.

¹⁷ *Who Should Judge Community Association Success? The Residents who Live in Community Associations!* (National Research by IBOPE Zogby International, 2012).

¹⁸ IBOPE Zogby).

When the press became aware that CIDs were an issue, reporters began to examine an increase of community interest housing; mostly from the point of view of bizarre conflicts that took place.¹⁹ Throughout the country, the local press would put out stories about the abuses of property owners by HOAs.²⁰ McKenzie, writes:

Foreclosures for small amounts of unpaid assessments and a fortune in attorney fees, abusive or absurd prohibitions on apparently normal owner activity, seemingly obsessive insistence on architectural uniformity, and intrusion on privacy and constitutionally protected liberties all became grist for the media mill. In the national press, the academic critiques and industry defenses were often contrasted.²¹

The HOAX advances in examining the contrast of "academic critiques" and "industry defenses," with the interview of Las Vegas chief investigative reporter Darcy Spears, of ABC Channel 13 News. In this interview, Spears comments are accompanied by archival footage of news reports she has presented and one-on-one interviews between *The HOAX* director and victims of HOA abuse who have appeared on her program, "HOA Hall of Shame."

¹⁹ McKenzie, 30.

²⁰ McKenzie, 30.

²¹ McKenzie, 30.

CHAPTER 2

RECONCEPTUALIZATION BEFORE PRODUCTION

The proposal and concept of the film evolved from my passion of standing up to corporate and legislative bullies. While researching material for the project, I discovered a massive amount of information from the Internet in Dr. Evan McKenzie's books, *Privatopia* and *Beyond Privatopia*, and many news stories about HOA corruption in my home state of Texas and throughout the country. While doing this research, I received harassment from a couple of my own neighbors who followed me around during a camera shoot in the fall of 2009; just a month after I had been threatened by a police officer during a homeowner meeting with an HOA board and Grand Prairie, Texas, city officials.

The following treatment describes how *The HOAX* was structured. The film opens with subtitles, defining the term, "HOA" and a quote, "Let's find out at what point in our lives bribery, thievery, lies, humiliation of the powerless and servility towards the powers that be have become more than just a deviation from the norm," from Russian essayist and *Literaturnaya gazeta* columnist, Maya Ganina.²² The subtitles are followed by a few short segments from, *A Tenant's Action* (2006), a previous documentary about my stand against abusive slumlords in Philadelphia, PA, followed by a similar situation with an HOA board in Grand Prairie. Through this film's introduction sequence of the filmmaker we learn about his abuse from those in power and his futile attempts at getting any remedy for himself and others from local, state, or federal authorities.

The introduction of *The HOAX* is followed by interviews, narrative dramatizations, and news archival footage. Many of the individuals interviewed are represented by the archival news

²² Maya Ganina, *Literaturnaya gazeta* (Soviet Union, 1988).

segments, in that they were subjects of those stories. By using individuals and the news stories they appear in they are able to share even deeper views in being victims of HOA abuse.

For a moment, we are taken away to Las Vegas, NV, where the FBI is investigating former police officers, property managers, and attorneys. Darcy Spears appears sharing about her investigative news reporting with the "HOA Hall of Shame," on ABC Channel 13. Using archival footage from that program, voice-over narration, and interviews, the Hall of Shame program shows us how HOA board members commit criminal acts, abuse homeowners, and display immaturity in dealing with people.

Although, this documentary primarily consists of contemporary interviews accompanied by archival news footage, two chapters follow that are dedicated to local governments mandating associations and HOA attorneys making massive amounts of money through creative billing practices, including construction defect lawsuit scams in Nevada. This sequence is supported with an interview of HOA reform attorney, David Kahne, as documents, charts, a spreadsheet, and photos are displayed showing the success of former prominent Houston HOA attorney William Gammon.

Another chapter follows that is dedicated to Texas State Senator John Carona and HOA management companies. Aside from Carona being a state senator, he is also CEO of Associations, Inc. (Associa), the largest HOA property management company in the United States. His conflicts of interest in supporting pro-HOA legislation and his controversial billing practices are seen through archival news footage, documentation, his own advertisements, and an interview with attorney Bill Davis, who was sued by Carona for defamation.

The HOAX continues with a sequence on the Community Associations Institute (CAI), as experts discuss its agenda against HOA reforms. Narration by me is also made to contrast a CAI

promoted Zogby Poll that shows the majority of people living in community associations as being satisfied with them.

Finally, the film wraps up with some personal observations, as participants discuss the myth of higher property values with HOAs, resolutions and non-resolutions in the industry, the government's responsibility for education or training programs for board members and homeowners, the aftermath of their current situation, and where they are now. Although *The HOAX* identifies the myths of increased property values and self-regulation as being the actual hoax, it does not provide a strong solution to this dilemma. Instead, it shows a tragedy that has occurred within our own national boundaries; a calamity on the practices of powerful private governments without accountability.

Challenges in the production of the film included having individuals articulate, at times, complex real estate or accounting issues on camera as if they were explaining their situation to someone unfamiliar with HOAs or the industry. Due to restrictions on travel, there were also challenges during shooting in Houston, TX with having four location set-ups and seven interviews scheduled in one day as daylight was essential for outside shooting in three of those locations. This was achieved by having a couple of the interviewees explain their situations in a three act story structure without being asked any questions to save time.

CHAPTER 3

INTEGRATION OF THEORY AND PRODUCTION

Theories, Approach and Rationales of Use

The approach and style involved interviews, narration, animation, archival footage and news clippings. Archival news story footage of individuals who also appear in *The HOAX* were shown frequently. Clips from www.archive.org on Despotism and a short segment from an old BBC version of George Orwell's, *1984*, was used in this project. There were also light elements of humor and a few segments with actors appearing from Andrew Wahlquist's narrative comedy film, *The Association* (2007).

The style of *The HOAX* also resembles the editing techniques used in *Enron: The Smartest Guys in the Room* (2005) and *The Corporation* (2003). This editing approach was used to simplify material and provide entertainment for the audience.

Texts, Films and Television, News Media and Literature Reviewed for Research

- Bandy, Arlene, *Surviving Homeowner Associations.*, Victoria, BC, Canada, Trafford Publishing, 2005. – A revelation of the many discrepancies in the HOA government model and gives a call to action for homeowners.
- Bernard, Sheila C., *Documentary Storytelling: Creative Nonfiction on Screen*, 3rd Ed., Oxford, UK, Focal Press, 2011. – This book has reached filmmakers and filmgoers worldwide with its unique focus on the single most important aspect of documentary media-making: storytelling.
- McKenzie, Evan, *Beyond Privatopia: Rethinking Residential Private Government.*, Washington, DC: The Urban Institute Press, 2011. – The rise of residential private governance may be the most extensive and dramatic privatization of public life in U.S. history. Private communities, often called common interest developments, are now home to almost one-fifth of the U.S. population--indeed, many localities have mandated that all new development be encompassed in a CID.

- McKenzie, Evan, *Privatopia: Homeowner Associations and the Rise of Residential Private Government.*, New Haven, CT: Yale University Press, 1994. – The first comprehensive study of the political and social issues posed by the rise of common-interest housing developments and their private governments.
- Staropoli, George, *The Case Against State Protection of Homeowner Associations*, Haverford, Pennsylvania: Infinity Publishing.Com, 2003. -- The author, a veteran homeowner rights activist, makes his case against state government protection of homeowner associations.
- Achbar, Mark, Jennifer Abbott and Joel Bakan. *The Corporation*. Big Picture Media Corporation, 2003. Documentary that looks at the concept of the corporation throughout recent history up to its present-day dominance.
- Carter, Chris and Daniel Arkin. *X-Files Episode: Arcadia*. 20th Century Fox, 1999. Three couples have mysteriously disappeared from a prestigious planned community over a number of years. After the latest disappearance, Mulder and Scully go undercover as a couple to discover the truth about the community. They find that the planned community has strict regulations, with dire consequences for those who do not follow them.
- Encyclopaedia Britannica Films & Harold D. Lasswell, PhD, *Despotism*. 1946. Measures how a society ranks on a spectrum stretching from democracy to despotism. Explains how societies and nations can be measured by the degree that power is concentrated and respect for the individual is restricted. Where do your community, state and nation stand on these scales?
- Galeen, Henrik and F.W. Murnau. *Nosferatu*. Jofa-Atelier Berlin-Johannisthal, 1922. Count Orlok's move to Wisburg and brings the plague, this reveals his connection to the Realtor Thomas Hutter, and the Count's obsession with Hutter's wife, Ellen - the only one with the power to end the evil.
- Gibney, Alex, Bethany McLean and Peter Elkind. *Enron: The Smartest Guys in the Room*. Magnolia Pictures, 2005. Documentary about the corruption and the fall of the Enron Corporation.
- Gray, Rodney. *A New Kind of Tyranny*. RDG Productions, 2010. A filmmaker investigates racism, tyranny, harassment and other practices of a Texas Property Owners Association.
- Gray, Rodney. *A Tenant's Action*. RDG Productions, 2006. A short film on landlord/tenant issues and the abuses of slumlords in inner city Philadelphia, PA.
- Hidden, Rob. *The Colony*. MCA/Universal Home Video, 1995. Thriller about a man who, along with his family, moves from a crime-ridden inner city suburb to a self-proclaimed violence-free haven overseen by a godlike businessman. However, they soon discover that life in The Colony is much more sinister than it first appeared.

Moore, Michael. Sicko. Dog Eat Dog Films. 2007. A documentary comparing the highly profitable American health care industry to other nations, and HMO horror stories.

Orwell, George. 1984. British Broadcasting Corporation -TV, 1954. This story depicts an oligarchical collectivist society where life in the Oceanian province of Airstrip One is a world of perpetual war, pervasive government surveillance, and incessant public mind control. The individual is always subordinated to the masses, and it is in part this philosophy, which allows the Party to manipulate and control humanity.

Serling, Rod. Twilight Zone: The Monsters Are Due On Maple Street. CBS, 1959. On a peaceful suburban street, strange occurrences and mysterious people stoke the residents' paranoia to a disastrous intensity.

Wahlquist, Andrew. The Association. The Bakery Picture Company, 2007. Comedy film about the HOA industry (In Production).

Other than a trailer for the narrative film, *The Association*, which is still in preproduction, *A New Kind of Tyranny*, which was screened at the University of North Texas, and the *X-Files* episode, *Arcadia*, there were no other narrative or documentary films that addressed problems in the HOA industry.

ABC, Channel 8, Dallas-Ft. Worth, TX, "Back from Iraq, Frisco Soldier finds Home Sold by HOA." A soldier returned home from combat to find his \$315,000 Frisco home, which was owned free and clear, sold off by his homeowners' association attorney in a non-judicial foreclosure to a realtor for only \$3,201.

ABC, Channel 8, Dallas-Ft. Worth, TX, "Guardsmen Who Lost Frisco Home Due to HOA Foreclosure is Leaving Texas." Capt. Michael Clauer, the Texas National Guardsman whose homeowners' association foreclosed on his house while he was on active duty, is moving out of Texas. Clauer has accepted an active duty position with the United States Army in Virginia, and is putting his controversial property up for sale.

ABC, Channel 8, Dallas-Ft. Worth, TX, "Senator John Carona Defends Controversial HOA Rule." While state lawmakers debate proposed reforms in the law, one local state senator with HOA-industry ties says he thinks some laws should stay just as they are.

ABC, Channel 13, Houston, TX, "No Trash Pickup for Neighborhood." Piles of trash are starting to stink outside homes in a neighborhood in north Harris County. The homeowners association is in debt and can't afford to pick up the trash. Principal Management Group wouldn't go on camera, but said the association has been without a board for five years. Now the 300 or so homes are predominately rentals and getting the landlords to pay has been impossible.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame Catches Up with Sun City Anthem President" Contact 13 recently inducted Sun City Anthem into the HOA Hall of Shame for preventing a resident from protecting herself and her pets in her own backyard.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame: Man Indicted for Stealing From Paradise Spa HOA" The former treasurer of the Paradise Spa HOA has been indicted for embezzling money.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame: Paradise Spa" The board of the Paradise Spa HOA is accused of failing to hold meetings or proper elections. They kept money in an unauthorized out-of-state bank and owe more than \$1 million in HOA dues.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame: Paradise Spa Residents Get a Small Serving of Justice" Allegations of embezzlement and misappropriation of HOA funds led to a settlement agreement, but here's the catch. It nets no money for homeowners, but it is the first step toward long overdue accountability in a case where more than \$2,000,000 is missing.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame: President of the HOA Hall of Shame?" Chief Investigator Darcy Spears introduces us to the man who some homeowners say should be president of the HOA Hall of Shame.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame President Guilty of Coercion" The man previously dubbed president of Contact 13's HOA Hall of Shame has been found guilty of coercion in a North Las Vegas court.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame President Tries to Shed Title" The man Contact 13 dubbed president of the HOA hall of shame is trying to shed his title. He's stepping down as president of his HOA following a Contact 13 investigation, but as Chief Investigator Darcy Spears reports, it may be too late for him to shed the limelight.

ABC, Channel 13, Las Vegas, NV, "HOA Hall of Shame: Sun City Anthem" One of the valley's largest upscale communities has frequent unwelcome visitors: coyotes who've killed multiple family pets right in their owners' backyards.

ABC, Channel 13, Las Vegas, NV, "Paradise Spa HOA President: We Have No Insurance" The fire on Friday morning at Paradise Spa is the latest in a long line of problems that have plagued the complex. Multiple fires have damaged the property over the past few years, and now the HOA says it doesn't have insurance to cover the costs from the latest blaze.

ABC, Channel 13, Las Vegas, NV, "Senator Wants Special Session to Look Into HOA Issues" A state senator is calling for a special legislative session to address homeowners association issues after the deaths of two key figures in the massive scheme to defraud HOAs of millions of dollars.

ABC 20/20, "Private Governments? Critics Say Homeowners Associations Can Be Too Strict."

You might own the house, the garden and the lot, but if you're one of the nearly 50 million Americans living in communities run by homeowners associations, you may find you don't have the freedom to do everything you like on your property. Homeowners associations are nonprofit organizations that manage the common areas in a housing development. They have rules that can be strict, and critics say that enforcement of those rules is increasingly turning neighborhoods into battle zones.

CBS, Channel 11, Houston, TX, "Judge: City mistakenly booted Houston condo residents" A judge has ruled the city of Houston violated the state's due process code when it ordered a group of condo residents to vacate their homes in 2008. City engineers had declared the Park Memorial Condominiums located on the 5200 block of Memorial Drive unsafe due to structural problems in its parking garage, but residents complained the process had been rushed and other options weren't explored.

CBS, Channel 11, Houston, TX, "State senator involved in controversial condos " Residents are now wondering what happened to their fees. The city says the parking garage might simply fall apart and take the dozens of condos that sit above the garage down with it, but the condo's management teams had been collecting those maintenance fees for years.

CBS, Channel 8, Las Vegas, NV, "I-Team: Did Nancy Quon Get Tipped Off to Investigation" Allegations are that prosecutors are playing both sides. The massive HOA corruption case that has been building for years has some serious problems.

CBS, Channel 8, Las Vegas, NV, "Paradise Spa Residents May Lose Homes" There is confusion and fear at the Paradise Spa as homeowner there get notice the community is shutting down. The complex on Las Vegas Boulevard near Silverado Ranch has been the subject of FBI raids targeting the California owner of many of the units.

CNBC, "The Next Foreclosure Fight." Homeowners struggling to pay their mortgages are letting homeowners' associations' fees slide, and now HOAs are fighting back and foreclosing. Tom Skiba, of the Community Associations Institute; Bill Davis, an attorney; and CNBC's Diana Olick discusses this trend.

FOX, Channel 7, Austin, TX. "Homeowner Associations Gone Wild." Homeowners' associations enforce neighborhood rules, but are they abusing their power? 7, On Your Side investigated and found some HOAs with lots of authority, and a powerful ally at the State Capitol in Texas State Senator John Carona.

FOX, Channel 4, Dallas-Ft. Worth, TX. "New Laws Change HOA Power." Nearly 5 million Texans live in neighborhoods with homeowner associations. Compared to other states, HOAs wield a lot of power. But that's starting to change. For many North Texans, homeowner associations are the norm and not the exception. Angel Long is well versed in the rules.

NBC, Channel 5, Dallas-Ft. Worth , TX. "Immigration Status Checks Anger Some Residents."
The property owners of a Grand Prairie mobile home park are testing federal law by requiring an immigration check on anyone who lives there.

PBS, Channel 8, Houston, TX. "Homeowners' Rights vs. HOAs." Homeowners' associations are nonprofit organizations formed to manage common areas in a neighborhood, or community. They keep the area neat and clean, provide security and recreational facilities, and maintain streets, but critics say the enforcement practices of some associations are stepping on homeowners' rights, with foreclosure ability being their most controversial power.

Univision, Channel 23, Dallas, TX. Story focuses on Ramona Bledsoe and Latinos in the San Grande Mobile Home Park in having an attorney to force the SGPOA board of directors to allow them to have a re-call election meeting in order to remove the board members. This story also highlights issues of some Latinos not being able to place a mobile home on the lot they had just purchased, but at the same time being forced to pay the utility bills that come from the SGPOA.

ABC, Channel 13 Website, Las Vegas, NV, "HOA Hall of Shame: Outrage Over HOA Depriving Homeowner of Water"
<http://www.ktnv.com/contact13/investigations/121105259.html> 1 July 2011.--Deena and her 17-year-old son Bryson have been living without water for a month because of three people: Stan Simcizen, Michael Degregorio and Linda Vandermeer. The three make up the Tara Villas HOA board. In December they shut off Deena's water service after she was late on a payment.

Baughmann, Nick. "Soldier in Iraq Loses Home Over \$800 Debt."
<http://motherjones.com/politics/2010/05/soldier-iraq-loses-home-homeowners-association-foreclose>. 28 May 2010.--Michael Clauer is a captain in the Army Reserve who commanded over 100 soldiers in Iraq. But while he was fighting for his country, a different kind of battle was brewing on the home front. Last September, Michael returned to Frisco, Texas, to find that his homeowners' association had foreclosed on his \$315,000 house—and sold it for \$3,201. This story illustrates the type of legal quagmire that can get out of hand while soldiers are serving abroad and their families are dealing with the stress of their deployment. And fixing the mess isn't easy.

Coolican. J. Patrick. "Don't Question Your HOA or You Might Get Arrested."
<http://www.lasvegassun.com/news/2012/mar/30/dont-question-your-hoa-or-you-might-get-arrested/>. 30 March 2012.--Frank and Stebbins accused their home owners association of keeping members' dues in violation of IRS rules. The pair were arrested by Henderson Police in 2010 for filing a false report but the charges were recently dropped.

German, Jeff and Ed Vogel. "Police say 'no conspiracy' behind HOA probe deaths."
<http://www.lvrj.com/news/state-senator-wants-panel-to-regulate-homeowners-associations-144955185.html>. 30 March 2012-- Less than four months after the Frisco Fairways homeowners association sued Mr. Doumani and two other residents for libeling

the HOA board in online postings, Mr. Doumani has been elected president of that same board – and all the former members who brought the suit either were replaced or have stepped down.

Getz, Jim. “Frisco homeowners association, residents in free speech fight.”

<http://www.dallasnews.com/sharedcontent/dws/news/city/collin/frisco/stories/032408dnmetfrhomesuit.39cd654.html>. 23 March 2008.--Frisco Fairways Homeowners Association sued David Snell, David Doumani and Doug Macari in Denton County state district court on charges of libel, slander and defamation, claiming the three harmed the association and its board members by posting messages critical of them in an online forum.

Getz, Jim. “Frisco Fairways homeowners association moves on after coup.”

http://www.dallasnews.com/sharedcontent/dws/news/city/collin/frisco/stories/DN-frhomeowners_07cco.ART.North.Edition1.462ca7c.html. 1 July 2008.--Less than four months after the Frisco Fairways homeowners association sued Mr. Doumani and two other residents for libeling the HOA board in online postings, Mr. Doumani has been elected president of that same board – and all the former members who brought the suit either were replaced or have stepped down.

Harley, Michael. “Dallas prohibits parking F-150 in driveway; Lincoln Mark LT allowed.”

<http://www.autoblog.com/2008/08/18/dallas-hoa-prohibits-parking-f-150-in-driveway-lincoln-mark-lt/>. 18 August 2008.--A Texas homeowner in Frisco, TX has been told by the Stonebriar HOA that his new Ford F-150 isn't allowed to be parked in his driveway. However, Lincoln vehicles and Cadillac's are allowed in the driveways.

Jurow, Keith. “HOA Foreclosures; Necessary Tool or Extortion Racket.”

<http://www.realestatechannel.com/us-markets/residential-real-estate-1/real-estate-news-home-foreclosures-hoa-foreclosures-home-owner-association-foreclosure-filings-national-homeowners-advocate-group-dallas-morning-news-2915.php>. 28 July 2010.--Has the HOA foreclosure option led to the creation of an extortion racket? Judge for yourself.

Manning, Mary, “FBI searches attorney’s office as political corruption probe continues.”

<http://www.lasvegassun.com/news/2008/sep/26/fbi-searches-attorneys-office-political-corruption/> 26 September 2008.--The latest search warrant served in the Las Vegas Valley in the ongoing investigation of possible political corruption was at a local attorney's office. FBI agents went to attorney Nancy Quon, whose Web site says she represents homeowners associations, and seized more records.

Snyder, Mike, “Neighborhood Regaining Its Self-Respect.”

<http://www.chron.com/disp/story.mpl/metropolitan/6566718.html>. 10 August 2009.--Harris County DA investigating Homeowners' claim that their former management firm mishandled things.

Stoler, Steve. "Frisco man says HOA won't let him park pickup on driveway."
<http://www.dallasnews.com/sharedcontent/dws/classifieds/news/automotive/cartalk/stories/081708dnmetfriscopickups.4d8a269.html>. 19 August 2008.--Frisco, TX man says his truck is being targeted simply because his homeowners association doesn't think it's classy enough.

Wigglesworth, Steve. "Frisco family who fought to get house back from foreclosure leaving Texas." <http://friscoblog.dallasnews.com/archives/2010/12/frisco-family-who-fought-to-ge.html>. 29 December 2010.--The military family who fought to get their house back after foreclosure by their HOA is leaving Texas. But Michael and May Clauer say they plan to stay involved in legislative efforts to curtail the powers of homeowners associations.

CHAPTER 4
PRODUCTION

Overview

This is an 85 minute documentary that was shot in the Texas cities of Cypress, Dallas, Dripping Springs, Grand Prairie, Frisco, Katy and Houston, and the Nevada cities of Henderson and Las Vegas and La Mirada, CA. Pre-production began in January of 2009 and production ended during March of 2012.

Schedule

This project was shot from November 2009 through March of 2012.

Production Schedule 2010												
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Research	X	X	X	X	X	X	X	X	X	X	X	X
Fundraising												
Scriptwriting								X	X	X	X	X
Preproduction	X	X	X	X	X	X	X	X	X	X	X	X
Production	X	X	X	X					X	X	X	X

Production Schedule 2009												
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Research											X	X
Fundraising												
Scriptwriting												
Preproduction	X	X	X	X	X	X	X	X	X	X	X	X
Production											X	X

Production Schedule 2011												
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
					X	X						
Research	X	X	X	X			X	X	X	X	X	X
Fundraising												
					X							
Scriptwriting	X	X	X	X				X	X	X	X	X
					X	X						
Preproduction	X	X	X	X			X					
Production	X						X	X				

Production Schedule 2012												
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Research	X	X	X	X	X	X						
Fundraising	X	X	X	X	X	X	X	X	X	X	X	X
Scriptwriting	X	X	X	X	X	X	X	X	X			
Preproduction												
Production			X									

Crew

Rodney Gray – Producer/Director

Rodney Gray is a former US Marine Sergeant with an Honorable Discharge, who studied acting at Walnut St. Theatre in 1997, where he appeared on their main stage in *To Kill A Mockingbird*, the following year. Since his start in regional theater in 1998, he has appeared in

a few commercials for the Comcast Cable Service and has performed in a promo for the New York Yankees with the YES Network. He has also appeared in over 30 independent films, including student films at Temple University, the University of North Texas and NYU.

He earned a bachelor's degree at Temple University, as a film major/business minor. His documentary short on Philadelphia slumlords, called *A Tenant's Action*, was a Freese Foundational Award Winner at Temple University in 2006.

Gray was presented with a Motion Picture Association Award for acting in May of 2005 by film dept. chair, Dr. Paul Swann, at Temple University. Graduated from the University of Dallas with an MBA in 2008, with dual concentrations in sports & entertainment management and accounting. Has many years experience working as an accountant for non-profit organizations. Currently he is a full time graduate student in the MFA documentary film program at the University of North Texas.

Zachary Honea – Editor

Zach found his love of film in Boy Scouts as a teenager during the Cinematography merit badge class at summer camp in Texas, where he was born and raised. He followed it through middle and high school in media tech, and then in college at the University of North Texas where he graduated in 2010 with a B.A. in radio, television, and film.

He has worked on many short films with his colleagues in high school and college, and has directed and edited over 10 short films himself. He is a big advocate of writing what you know, and shooting in your own backyard. He and his wife, Deidre, recently moved to Austin, Texas for documentary work and graduate school.

Robert C. Boler – Co-Producer

In tenth grade, Robert Boler set a Hollywood movie score to his marching band's first competition victory. This began the power trip of filmmaking. Doing what he could to write and edit in high school, he soon migrated back to his home state to study film at the University of North Texas in Denton, from which he escaped magna cum laude, with advertising courses and a minor in Spanish.

Throughout college, he worked on dozens of shorts in various ways, always writing, directing, and editing his own projects. He and his partner in crime, Zachary Honea, created various films and videos outside of class together. He recently departed Denton for Austin, Texas, to continue producing, editing, and experimenting with different forms of media and alternate ways of creating films.

Dominique Caron - Cinematographer

Dominique Caron is a cinematographer, a photographer, and also a world traveler and gourmand. She has spent the past few years travelling all over the world, in the search of new experiences, inspiration, stories, and new foods to try. Her curiosity has brought her to all four corners of the planet, from places as remote as Antarctica, to the unknowns here in her backyard of NYC.

Dominique has worked as a shooter on various documentaries, music videos, narratives, as well as live events and demonstrations. Although, most of her work has been in HD, her schooling was predominantly in film (both still and moving images).

In addition to Dominique's creative work, she is a professional lighting technician on major motion pictures and television shows. She is also an avid cook and advocate of the

sustainable food movement. Her passion for food has pushed her to do documentary work for “Just Food” as well as photography for the “GreenMarkets” in NYC.

Dominique currently works in NYC and its greater area, but she welcomes opportunities to travel.

Shaleah Poster – Cinematographer

Early in her life, Shaleah Poster’s hands found their way to her mother’s old Minolta SRT-101 with a broken light meter. Her parents’ creativity nurtured constant artistic expression as she grew up. While drawing, writing, painting and sculpting were great joys, she continuously returned to the image suspended on film.

Working her way through the Radio, Television & Broadcasting program (as well as photography classes) at Tarrant County College, she left with her Associate Degree in Art and applied spontaneously to the University of North Texas. After being accepted there, she entered the Radio, Television and Film program. Shaleah began accumulating finished pieces, developing skills in both digital and analog film, in shorts such as “Poor Jeff,” “Life is a Playground,” “Writer’s Block” and “Zombitarian.” She was soon approached by two separate directors to be the cinematographer for two of the capstone films: “Patriarchy” in digital, and “Bridesmaid” on film.

Shaleah was hired to shoot part of a film in Philadelphia soon after graduation and continues to participate in short local films, currently involved with various projects. She hopes to continue camera operating and cinematography.

Andrew Wahlquist - Associate Producer

Andrew Wahlquist is an independent filmmaker, community organizer, and technologist. He cut his teeth as an assistant for feature film producers, then moved into post production technology working for the Los Angeles Times as a multimedia producer, and currently as Chief Technologist for Local Hero Post, a boutique DI facility specializing in digital cinema.

His work as a filmmaker led him to write the comedic screenplay, *The Association* about an out-of-control HOA, which he shot as a short film and put together a plan to someday direct the full feature film. He has also written and directed a radio play adaptation of "The Man Who Was Thursday," currently in the editing stage. He lives with his wife and two wild little boys near Los Angeles, where he also heads up a community arts advocacy group, the Downey Arts Coalition.

Misti Fields – Associate Producer

As a young girl, Misti Fields discovered her passion for the written word as she explored poetry and short fiction. Her efforts laid the foundation for her venture into screenwriting in 2003. After a short stint studying theatre, Misti encountered another love: film.

After enrolling in the Radio, Television, and Film program at the University of North Texas in 2007, Misti honed her creative talents as she wrote, directed, and produced a plethora of film and video projects both in the studio and in the field. During her time there she wrote, produced, and directed "Fragment," "Pieces," and "In Loving Memory."

In the fall of 2009, Misti was approached by fellow UNT student Robert Boler to produce and assistant direct "Patriarchy." She also co-wrote and produced another film that semester, "Wretched Spectacle," while fulfilling various roles on other student projects.

Today, Misti Fields continues to work in the wonderful world of filmmaking working on various short films, music videos, and other narrative projects, and just started a shiny new production company with her partners in crime, VioletSnarl Productions.

Equipment

Panasonic HVX 200 HD P2 and HPX HD 500 P2 Cameras
Tripod with fluid head
Camera batteries with battery charger
P2 cards
Cleaning tissue w/liquid

Wireless lav mics
Wired lavs
Boom mic
XLRs 24 ft & 3 ft

Chimera lights w/ 500w and 1000w bulbs
Fresnels (650 300, and 150w)
Reflector
Diffusion gel (216, 250)

Bag of c-47s
Stingers (50' & 25')
Gels (green, red, blue)

Color correction gels: 1/2 and 1/4 of CTO, CTB, +G, and -G
Black wrap
C-stands
Flag kit

Releases, Copyright and License Agreements

The filmmaker received raw footage from WFAA, Channel 8, ABC News Dallas-Ft. Worth in 2009, for non-commercial use in his documentary, of the Jim Greenwood truck story: a homeowner who lives in the Stonebriar gated community of Frisco, TX, who was not allowed by his HOA to park his 2007 Ford F-150 Pickup Truck in the driveway; requiring him to keep it

parked in his garage. However, that same HOA allowed parking in other driveways, if the vehicle was a Cadillac Escalade, Chevy Avalanche, Honda Ridgeline or Lincoln Mark LT.

The filmmaker was also given permission by Joan Jett's company, Blackheart Records and Cherie Currie, for free use of Currie's song, "Believe," in *The HOAX*. However, if the documentary ever goes into a commercialized status, Blackheart wants to be contacted for a licensed agreement and financial arrangement.

Budget

02-00 Script

02-01 Writer

The writing was between the Producer and the Editor for no fee.

02-03 Title Registration

A registration fee was paid during post-production

03-00 Producer's Unit

03-02 Producer

The producer paid himself a flat fee for 4 years of work.

03-03 Associate Producer

There is one associate producer who assisted the crew on 3 days of production who was paid an hourly rate.

04-00 Direction

04-01 Director

This is the second project that the director has made and paid himself a flat fee for one month of work.

05-00 Cast

05-08 Narrator

The narration was completed by the Producer for no fee.

06-00 Travel and Living -- Producers/Director

06-01 Air Fares

The producer and co-producer flew round trip to Las Vegas.

06-04 Auto

Fuel for vehicles on trips to Houston, TX and Dripping Springs, TX from the Dallas/Ft. Worth area and travel to and from locations in Las Vegas, NV.

15-00 Set Operations

15-05 Craft Services/Cash for food

The crew was handed cash for their own food at one flat rate per day.

15-06 Grip Rentals

Grip equipment rentals for one flat rate.

22-00 Camera

22-02 Camera Ops

A cinematographer worked along with the director and producer during the shooting of this project. Each cinematographer was paid the same hourly rate of \$32.14.

23-00 Sound

23-03 Expendables (Batteries, etc...)

Batteries and any other expendables for sound were purchased as needed.

24-00 Transportation

24-03 Production Vehicle

Producer rented a vehicle for crew and equipment on trips to shooting locations in Houston and Dripping Springs, TX.

25-00 Location Expenses

25-06 Catering Service

Crew meals purchased at locations in Las Vegas, NV.

27-00 Stock - Production

27-04 Hard Drive Purchases

The producer purchased four hard drives for production and post production.

28-00 Travel and Living -- Crew

28-02 Air Fares

Round trip ticket for cinematographer from New York City, NY to Las Vegas, NV.

30-00 Editorial

30-01 Editor

The editor was involved with this project for 6 months and was paid a flat rate for his work on this project. The editor's goal was to take observational footage, animations, archival footage, interviews, and develop those items into a story telling format.

30-13 DVD Screening Copies

The editor was provided DVDs to Producer for submission to film festivals.

33-00 Music

33-01 Composer

Once the documentary was completed, a composer added music for mood and effects. The composer was given a flat rate of \$2,000.

35-00 Titles & Graphics

35-01 Graphic Design & Workstation

Graphic artist, Chiam Bianco was brought on board at a flat rate of \$2,000.

35-02 Stocks and Dubs

Stocks and dubs as necessary.

37-00 Insurance

37-01 Producer's Entertainment Package

37-02 General Liability

\$2,000 was forecasted for insurance and general liability involving potential errors during and after post production.

38-00 General & Administrative Expenses

38-02 Legal

Entertainment attorney, Mike Farris was available for consulting if the producer is involved in any legal matters during production, post production and after completion of this project. His rate was forecasted at \$2,000.

38-05 Telephone/FAX

The producer received a flat fee for telephone expenses incurred during pre production, production and post production of this project.

38-06 Copying

Copying of paper work and documents as needed.

38-07 Postage & Freight

Mailing out and return postage of hard drives to editor. Also the mailing out of letters and DVDs.

38-10 Office Equipment & Supplies

The producer purchased supplies and equipment as needed for production.

38-14 Messenger/Overnight

FedEx shipments needed to be made overnight of a hard drive or DVDs.

38-17 Still Photographer

The producer was reimbursed for picture stills taken on some film locations.

38-18 Publicity

The producer was given assistance for publicity of this project at no fee.

38-20 Hospitality

A forecasted amount of \$200 for any potential hospitality needs.

38-21 Production Fee

The producer covered all production fees if they arise and no charge.

CHAPTER 5

POST PRODUCTION

Schedule

Post Production Schedule 2012												
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Postproduction	X	X	X	X	X	X	X	X	X	X	X	X
Distribution								X	X	X	X	X

Equipment

2 iMACs
 Final Cut 3
 Adobe After Effects
 Studio Lab
 4 Hard drives

Reconceptualization during Post-Production

Post-production changes were made in using archival news clips more so than the filmmaker going out to acquire his own footage. Many topics discussed were of a sensitive nature and permission was not granted by potential subjects (some under investigation by federal or state authorities) to shoot interviews with them. Therefore, those subjects appearing in news footage from television was used for *The HOAX*. Archival news footage was also beneficial because funding was not available to pay actors for dramatization showing criminal acts being committed as they were described on television news.

During post-production a Website was created for the documentary on Word Press at www.thehoaxfilm.com, with additional pages for the trailer, film crew, the issues, support, and

links provided for quick access to *The HOAX* Facebook Website, a Twitter Page, and an IndieGoGo Fundraising Site.

CHAPTER 6

EVALUATION OF COMPLETED WORK

Pre-Production

The research for this project began when the filmmaker started graduate business school at the University of Dallas in the fall of 2007. A search was frequently made for news stories about HOAs in Texas in order to identify the key players in the story. When potential subjects were identified for a future appearance in the documentary, pre-screening was conducted to evaluate their demeanor and integrity in communicating their story.

A film crew and a small unofficial advisory group was also recruited during this time; recent graduates from the film program at the University of North Texas and alumni from the film school at Temple University, who were now working professionals in the film industry. They were brought in to help with production of the documentary, but also to offer assistance as advisors during production, provide notes about editing decisions of *The HOAX* trailer, and for post-production.

Production

Production went well during the filming of *The HOAX*. Housing was made available to the filmmaker and his crew for free with state of the art facilities for shooting interviews on location in Las Vegas, NV. Pro-HOA advocates would often initiate contact with the filmmaker to provide services in connecting with attorneys, state political leaders, and HOA board members.

Contacts were also made during the production phase in reaching the CAI, Texas State Senator John Carona, HOA Attorney Vinay Patel who sold an active duty soldier's \$300,000

mortgage free home for \$3,200 to recoup a \$800 assessment debt as he was away serving in the Iraqi War, and Aaron Yashouafar, the former Paradise Spa HOA board treasurer under investigation for felony embezzlement by the FBI and the Nevada Attorney General's office. Those people were contacted in order to provide comments or give appearances in interviews for *The HOAX*. Although some responded back, none of them would agree to appear in this project.

Post-Production

Due to over 20 individuals being interviewed discussing a variety of issues, not everything mentioned on camera could be used in this documentary. Therefore, topics that were brought up that could easily be defined to a contemporary audience, but also communicated a collaborative effort of the HOA industry with local and state governments, were given first priority in appearing on film.

Considerations for other issues, such as conflicts between homeowners and their HOAs to be present in *The HOAX*, were based on simplicity of the incident, as well as the seriousness, and at times the humor, of the situation.

Success in Integrating Proposed Theories

The research made during pre-production and throughout the creation of this film was essential in *The HOAX* being made possible. The thought process of the filmmaker was to take stories that came up frequently on the Internet and television (at times obscure from the public) and to combine them in one artistic project, as a more in-depth discussion was brought up on camera by the subjects.

During production an attempt was made in setting up a studio debate between Tom Skiba, the CEO of CAI, and Frank Short, an HOA reform attorney, in Falls Church, VA. After CAI VP, Frank Rathbun, viewed *The HOAX* trailer, he informed me that Skiba would not be available for any debate and I could not interview any CAI staff. Other attempts were also made in obtaining pro-HOA advocate opinion from key players in the HOA industry, but none of those people would agree to an interview. Therefore, this documentary is primarily tilted towards an HOA reform point of view.

Interviews were frequently reviewed during post-production editing to seek out and simplify complex topics or situations being discussed, in order to communicate to the audience about the seriousness of unresolved problems in the industry, but also for entertainment purposes.

APPENDIX A
DISTRIBUTION OUTLETS

Janson Media, a distribution company in Harrington Park, NJ, has initiated contact with the creator of *The HOAX*, to discuss a distribution plan. Other potential contacts for distribution are:

The Blum Group, Inc.
10501 Tabor Street
Los Angeles, CA 90034
310 259-8557

Bullfrog Films
372 Dautrich Road
Reading, PA 19606
Tel: 610 779-8226

The Center for Independent Documentary
680 South Main Street
Sharon, MA 02067
781 784-3627

Icarus Films
32 Court Street
Brooklyn, NY 11201
718 488-8900

Monarch Films, Inc.
368 Danforth Avenue
Jersey City, NJ 07305
201 451-3770
888 229-4260

New Day Films
190 Route 17M
PO Box 1084
Harriman, NY 10926
888 367-9154

APPENDIX B
FILM FESTIVALS

Austin Film Festival
1801 Salina St
Austin, TX 78702
512 478-4795
kelly@austinfilmfestival.com
www.austinfilmfestival.com

Chicago International Film Festival
Cinema/Chicago
30 East Adams, Suite 800
Chicago, IL 60603
312 683-0121

Hot Springs Documentary Film Festival
819 Central Avenue
Hot Springs, AR 71901
501 321-4747
hsdfi@hsdfi.org
Houston Film Commissions Texas Filmmakers Showcase
901 Bagby Street, Suite 100
Houston, TX 77002

Lone Star Film Festival
1300 Gundy Street
Fort Worth, TX 76107
817 735-1117

New York International Independent Film and Video Festival
505 East Windmill Lane Suite 1B-102
Las Vegas, NV 89123
702 361-1430
filmmfest@aol.com

NextFrame Student Film Festival
Dept. of Film and Media Arts
Annenberg Hall, Room 14E
Temple University 011-00
Philadelphia, PA 19122
nextfest@temple.edu

Palm Beach International Film Festival
289 Via Naranjas
Royal Palm Plaza, Suite 48
Boca Raton, Florida 33432
561 362-0003

The Philadelphia International Film Festival & Market
PO Box 48134
Philadelphia, PA 19144
215 849-2716
www.philafilm.org

Seattle International Film Festival
400 Ninth Ave North
Seattle, WA 98109
206 464-5830
www.siff.net

Silver Docs
8633 Colesville Road
Silver Spring, MD 20910
301 495-6720
<http://silverdocs.com/event/about-silverdocs/>

South By Southwest (SXSW)
P.O. Box 4999
Austin, TX 78765
512 467-7979
film@sxsw.com

Tribeca Film Festival
375 Greenwich Street
New York, NY 10013
212 941.2305
entries@tribecafilmfestival.org

USA Film Festival
6116 N. Central Expressway, Suite 105
Dallas, TX 75206
214 821-6300
usafilmfestival@aol.com

Video Fest (Formerly Dallas Video Festival)
1950 N Stemmons Fwy
Dallas, TX 75207
214 428-8700
<http://www.videofest.org/>

Worldfest Houston International Film and Video Festival
PO Box 56566
Houston, TX 77256
(713) 965-9955

APPENDIX C
SUMMARY BUDGET

2-00 Script		375	
03-00 Producers Unit		25,280	
04-00 Direction		10,000	
05-00 Cast		0	
06-00 Travel and Living --- Producers/Director		822	
	TOTAL ABOVE-THE-LINE		36,477
15-00 Set Operations		720	
22-00 Camera		2,379	
23-00 Sound		150	
24-00 Transportation		200	
25-00 Location Expenses		936	
27-00 Stock - Production		544	
28-00 Travel and Living --- Crew		460	
	TOTAL PRODUCTION		5,389
30-00 Editorial		10,700	
33-00 Music		2,000	
35-00 Titles & Graphics		2,400	
	TOTAL POST-PRODUCTION		15,100
37-00 Insurance		2,000	
38-00 General & Administrative		3,300	
	TOTAL OTHER		5,300
Total Above-The-Line			36,477
Total Below-The-Line			25,789
Total Above and Below-the-Line			62,266
Contingency @ 10 %			6,227
	GRAND TOTAL		\$68,493

ABOVE-THE-LINE

	<i>Amount</i>	<i>Units</i>	<i>x</i>	<i>Rate</i>	<i>Sub-Total</i>	<i>Total</i>	
02-00 Script							
02-01 Writer	1	Flat	1	0	0	0	
02-03 Title Registration	1	Allow	1	375	375	375	
				Total for 02-00			375
03-00 Producers Unit							
03-02 Producers	1	Flat	1	25,000	25,000	25,000	
03-03 Associate Producer	1	Hours	28	10	280	280	
				Total for 03-00			25,280
04-00 Direction							
04-01 Director (non-union)	1	Flat	1	10,000	10,000	10,000	
				Total for 04-00			10,000
05-00 Cast							

05-08 Narrator (non-union)	1	Flat	1	0	0	0	
				Total for 05-00			0
06-00 Travel and Living --- Producers/Director							
06-01 Air Fares	1	Allow	1	499	499	499	
06-04 Auto	1	Allow	1	323	323	323	
				Total for 06-00			822
BELOW-THE-LINE							
15-00 Set Operations							
15-05 Craft Service							
Purchases	1	Allow	1	520	520	520	
15-06 Grip Rentals	1	Allow	1	200	200	200	
				Total for 15-00			720
22-00 Camera							
22-02 Camera Ops							
Shoot	1	Flat	1	2,379	2,379	2,379	
				Total for 22-00			2,379
23-00 Sound							
23-03 Expendables (Batteries, etc)	1	Allow	1	150	150	150	
				Total for 23-00			150
24-00 Transportation							
24-03 Production Vehicle	4	Days	1	50	200	200	
				Total for 24-00			200
25-00 Location Expenses							
25-06 Catering Service							
Crew Meals (6 crew + 4 guests)	6	Lunch	12	13	936	936	
				Total for 25-00			936
27-00 Stock - Production							
27-04 Hard drive purchase	4	Allow	1	136	544	544	
				Total for 27-00			544
28-00 Travel and Living --- Crew							
28-02 Air Fares	1	Allow	1	460	460	460	
				Total for 28-00			460
30-00 Editorial							
30-08 Editor	10	Weeks	1	1,000	10,000	10,000	
30-13 DVD Screening Copies	20	DVD	1	35	700	700	
				Total for 30-00			10,700
33-00 Music							
33-01 Composer	1	Allow	1	2,000	2,000	2,000	
(All-In Package includes: Arrangers, Copyists,					0	0	

...Musicians, Instruments, Studio, Engineers, Stock, etc)				0	0	0	
				0	0	0	
				Total for 33-00			2,000
35-00 Titles & Graphics							
35-01 Graphic Design & Workstation	1	Allow	1	2,000	2,000	2,000	
35-02 Stocks and Dubs	1	Allow	1	400	400	400	
				Total for 35-00			2,400
37-00 Insurance							
37-01 Producers Entertainment Pckg	1	Allow	1	2,000	2,000	2,000	
Negative					0	0	
Faulty Stock					0	0	
Equipment					0	0	
3rd Party Property Damage					0	0	
Office Contents					0	0	
37-02 General Liability (Included)					0	0	
				Total for 37-00			2,000
38-00 General & Administrative Expenses							
38-02 Legal	1	Allow	1	2,000	2,000	2,000	
38-05 Telephone/FAX	1	Allow	1	500	500	500	
38-06 Copying	1	Allow	1	125	125	125	
38-07 Postage & Freight	1	Allow	1	200	200	200	
38-10 Office Equipment & Supplies	1	Allow	1	200	200	200	
38-14 Messenger/Overnight	1	Allow	1	25	25	25	
38-17 Still Photographer	1	Allow	1	0	0	0	
Equip./Supplies/Film/Processing	1	Allow	1	50	50	50	
38-18 Publicity	1	Allow	1	0	0	0	
38-20 Hospitality	1	Allow	1	200	200	200	
38-21 Production Fee	1	Allow	1	0	0	0	
				Total for 38-00			3,300
Contingency @ 10%						6,227	6,227
				GRAND TOTAL			\$68,493
Total Above-The-Line							36,477
Total Below-The-Line							25,789
Total Above and Below-the-Line							62,266
				<i>Check budget totals</i>		68,493	68,493

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