



Bringing Bright Ideas to the Neighborhood





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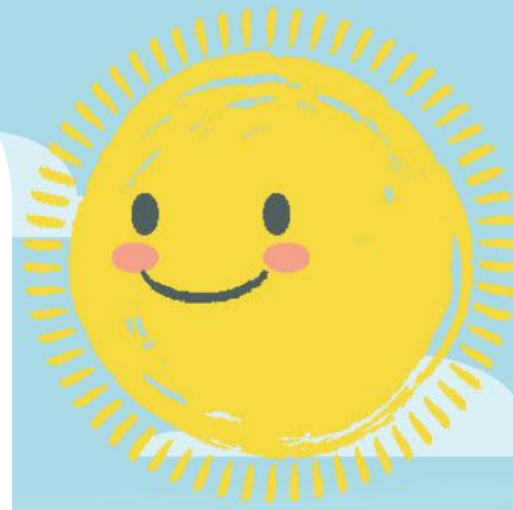


ACTION
PROPERTY MANAGEMENT

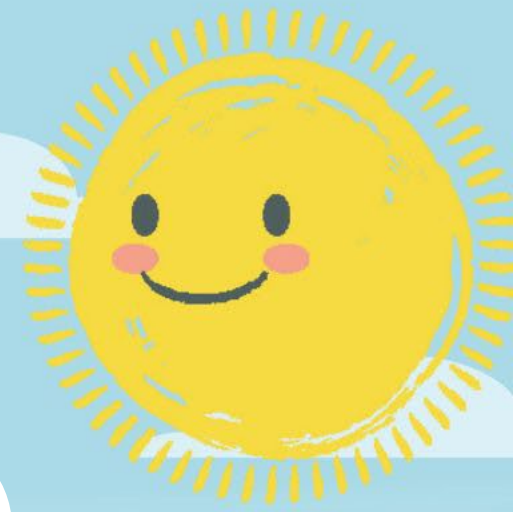
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HOA - COMMERCIAL - APARTMENT

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After the Fire

Emergency Preparedness Strategies for HOAs

Speakers:



Nathan Babbitt
Orange County Fire Authority



Sandra L. Gottlieb, Esq. CCAL
SwedelsonGottlieb



Cang Le, Esq.
CM2 & Associates, Inc.

Why This Matters Now

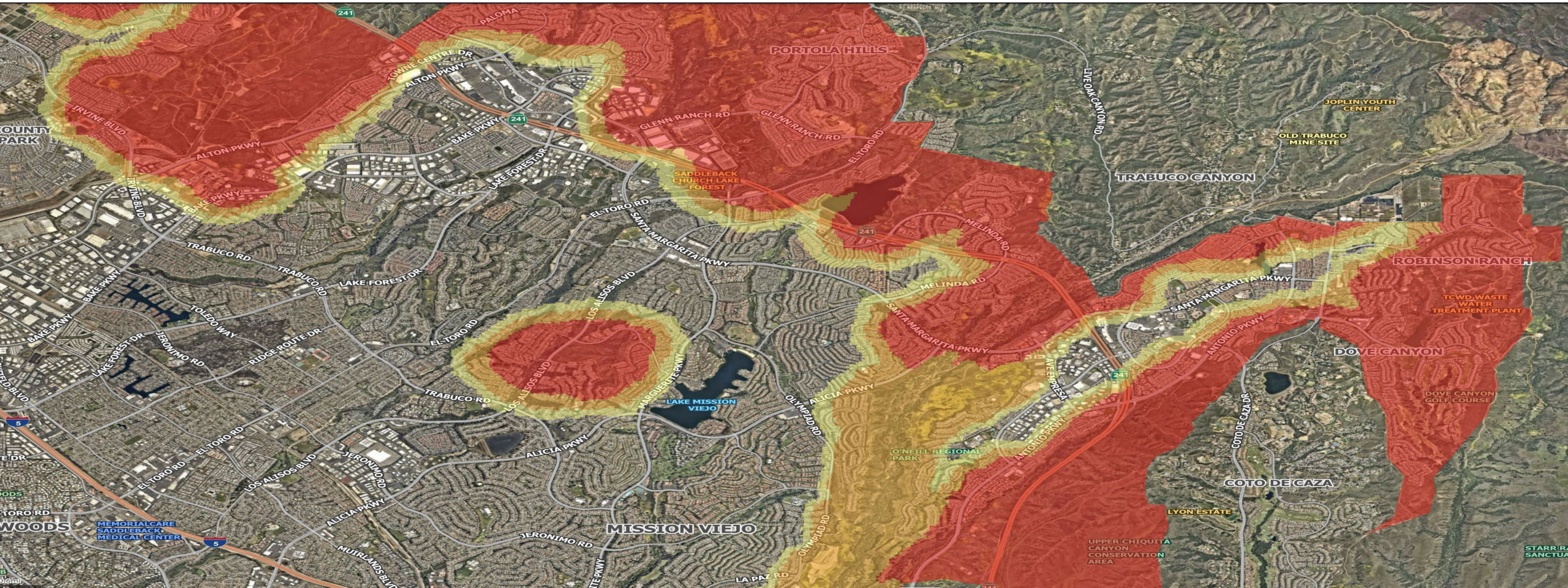
- Spike in HOA recall threats post-fire — Boards under heightened scrutiny
- Fires are divisive, expensive, and erode trust
- Key message: Planning today protects the community tomorrow

Airport Fire – Orange County, September 2024

- Incident Overview
- Scale and Destruction
- Community and Environmental Impact
- Firefighting Response and Timeline
- Displacement & Housing
- Environmental & Planning Lessons



Fire Hazard Severity Zones for RSM/Mission Viejo area.
For more info- <https://ocfa.org/RSG/Documents>



January 2025 LA Firestorm Recap

- 14 major wildfires across SoCal
- 200,000+ evacuated, 30 fatalities, 18,189+ structures destroyed/damaged
- Estimated economic losses: Insured ≈ \$45B; total losses possibly \$76–130B



Cleanup Efforts (California & EPA)



- Hazardous materials: 9,000+ parcels cleared in under 30 days
- EPA: 75% complete within 3 weeks; 12,000 properties surveyed
- Structural debris: Army Corps removing debris from 2,300 homes

Economic & Regulatory Impacts

- Governor's EO suspending CEQA, Coastal Act, and extending price gouging limits
- Financial support: \$2.5B in state funds + SBA loans; insurance moratoriums
- Rent hikes spiked up to 200%; now capped at 10%



Ongoing Litigation & Timelines

- Multiple lawsuits: SCE (Eaton Fire), LADWP (hydrant failure), County vs. Edison
- Renters suing over habitability violations, toxic ash exposure
- Insurance and environmental litigation ongoing
- Key deadlines: FEMA filings, cancelation periods, reconstruction contracts



Litigation Timeline – Visual Roadmap

Current Impacts for HOAs in California

- 1.Cleanup liabilities
- 2.Insurance coverage gaps
- 3.Funding and recovery delays
- 4.Community conflict and recall threats



Readiness Strategies

- ✓ Legal coordination
- ✓ Vendor pre-approval
- ✓ Insurance audits
- ✓ Transparent owner communication

Handling Recall Risk – Now with Legal Context

- Use legal examples to support rule changes
- Address owner concerns head-on
- Make strategic concessions



Recall Response – Under the Threat of Litigation

- Stay compliant with legal communications
- Use board-approved attorney statements
- Document all decisions





THANK YOU