

From: Lisa League -Bellinger <lisa.bellinger@kmgprestige.com>

Sent: Friday, September 15, 2023 6:24 PM

To: [REDACTED]

Subject: FW: Illegal Discrimination against the elderly and disabled by KMG Prestige at Courthouse Square

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Hi [REDACTED],

I realize the email below didn't address me directly but through a forward, so I thought I would be the best person to send a reply. Please see responses below in regard to your concerns...

I am an 86yo disabled, wheelchair-using resident of Courthouse Square Apartments in Ann Arbor, MI 48104, managed by KMG Prestige. Our building is a senior voucher and section 8-receiving building. For over two and a half months, one of the two elevators has been broken and a resident was trapped in the elevator for two hours. Since then, a neighbor living on the 11th floor like me was hijacked while in the remaining working elevator, jumping 10 floors down in less than a minute. The first elevator has not been repaired since the entrapment of a resident and our lease requires that repairs be completed in a timely manner. When asked when the elevator will be restored, we are told management doesn't know because it costs an estimated 40k to repair. The building receives more than this each month from the federal government to pay the vouchers.

Thank you for bringing this concern to our attention. In previous discussions, I acknowledged one of our elevators was down due to a repair that requires replacement parts. These parts have been ordered with our elevator company and should arrive within the next couple of weeks. Your mention of a resident being trapped in the elevator, and another being hijacked has not been brought to my attention and appears to be a rumor. In a case like this, I would expect anyone trapped inside the elevator to call 911 from the emergency phone. There is not a police report of any such activity, nor a report from security or awareness from the Maintenance Supervisor. As such, I believe this to be a rumor.

I have complained about various lease violations perpetrated by KMG Prestige this year, including negligence and elder neglect because I was infested with bedbugs for four months and was recently mailed a threatening notice that they are attempting to terminate my lease with false charges that i am refusing to comply with the recertification process, an outright lie as I had my daughter visit out of state to complete the paperwork I that I no longer have the skills to navigate and received confirmation by post that I re-certified from Patricia Butler of the Housing Commission. My daughter was accosted by a property manager temp named Met and told that i hadn't re-certified last year and was asking her to have me sign without a witness a packet that was falsely prepared by who-knows-who that would have invalidated my voucher, having marked a box No to indicate I was not over 62, disabled and paying a medicare part B premium. I assuredly am; Medicare takes over half of my S.S. pension every month, leaving me with less than \$400. She was also asked by Met to post-date the certification as October 1st, 2022, an outright deception in non-compliance with the audit of federal documents that was ongoing. We refused to do this and my daughter reported the attempted fraud to the regional mnager Kathy Card who requested a phone call about it, which my daughter did not agree to as

we wish to have written documentation of every act of fraud, negligence, intimidation, and harassment KMG "Prestige" perpetrates as they are active discriminators and harassers who deserve justice. I interpret the decision to try to terminate my lease without valid cause an act of retaliation and landlord harassment, both illegal in the state of Michigan and federal law.

You are correct that a notice was delivered to you for a health and safety violation. This came after several attempts were made with pest control to service your unit, though you did not cooperate to receive treatment. Due to you not having any assistance and/or not properly preparing, we had to hire the pest control company to prepare for you, so as not to infest the surrounding units and/or other areas of the building.

As far as your certification with Courthouse Square goes, you are currently almost a year behind. This was due by 10/1/2022. When we asked you to sign the recertification documents, we asked that you sign the current date and initial next to stickers notating those areas that verify the information is *true and accurate* as of 10/1/2022. If all documents are true and accurate and only need a signature this would stop the termination notice you received for being non-compliant. It is possible you are compliant with Ann Arbor Housing since these are separate recertifications. It's my understanding that your daughter suggested you do not sign your recertification. You have also received a violation for your daughter living with you, as she is not registered with the office and is under the age of 55, which is against the Rules and Regulations since Courthouse Square is an age-restricted community.

I hope this response addresses all of your concerns. If there is anything I haven't addressed, please let me know. In the meantime, the termination of tenancy is still in effect until your recertification is complete. Other violations stated above still stand.

Thank you,

Lisa League-Bellinger
Regional Property Manager

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