

**To: American Homeowners' Resource Center**

**From: Chester and Margaret Chalupowski**  
119 Water Street, Apt. 65; Beverly, MA 01915  
Phone (978) 921 4945, Cell (978) 317 6978

**Date: April 15, 2007**

**Re: Reports and cases on judicial misconduct, political  
corruption and property theft**

Association: Tuck Point Condominium, 109-123 Water Street,  
Beverly, MA 01915.

Board Members: Richard Russell, Bruce Patten, Peter Martin,  
Greg Harris, Andrew McKown, Jean Collins, Barbara Hanapole

HOA Lawyer: Marcus, Errico, Emmer and Brooks, 45 Braintree  
Hill Office Park, Suite 107, Braintree, MA 02184

HOA Manager: E.P. Management, Corp., 7 Tozer Road, Beverly,  
MA 01915; Ronda Ziner, President.

**Cases:**

- (1) Salem District Court, docket number 0336 CV 378
- (2) Salem District Court, docket number 0636 CV 031

**Judges: Robert Cornetta, Dunbar Livingstone**

**Issue:** In both cases, the Trustees brought court action  
based on false allegations of unpaid condo fees.

In the action number 0336 CV 378, they obtained a judgment  
(Cornetta) for over \$20,898.48 which we had to pay to stop  
the foreclosure proceedings. We paid \$1,718 in August 2003,  
and \$19,180.48 on September 2, 2004.

In the action number 0636 CV 031, they obtained a judgment  
(Cornetta and Livingstone) for \$22,907.02, on March 27,  
2007, which we will have to pay to stop the foreclosure  
they are threatening us with now.

In both cases, we provided the Court with certified bank statements evidencing that we did not owe a penny in "outstanding" condo fees.

In both cases, the Trustees, through their attorneys, provided fraudulent affidavits of unpaid condo fees signed by the Property Manager, Ronda Ziner, of E.P. Management.

The judges ignored the evidence and awarded the Plaintiffs (Condo Trust) the "judgment."

The entire amount (the \$20,898.48 in 2003 and 2004, plus the \$22,907.02 in 2007) is going to the Law Firm of Marcus, Errico, Emmer and Brooks, who generated the **\$43,805.50** in "attorneys' fees" by bringing the false claims of unpaid condo fees on behalf of their dupe plaintiffs, the Board of Trustees of the Tuck Point Condominium Trust in Beverly, Massachusetts.

After our first encounter with the racket perpetrated by the Law Firm of Marcus, Errico, Emmer & Brooks, we published our article on the AHRC site, see: "How to Steal a Unit from a Condo Owner, The Perfect Crime."


Related case: Trustees of the Tuck Point Condominium Trust v. Robert P. Cohn, Essex Superior Court, Civil Action No. 2001-00391, Judge: David Lowy, and others.

It is our understanding that Mr. Cohn provided AHCR with his own statement. As far as we know, in the Cohn case, the Law Firm of Marcus, Errico, Emmer & Brooks, fabricated over \$130,000 in "attorneys' fees" by bringing bogus claims on behalf of their dupe plaintiffs, the Board of Trustees of the Tuck Point Condominium Trust.

Please feel free to contact us, if you need any more information.

We appreciate your efforts.

Sincerely,



Chester and Margaret Chalupowski