

News Release

Defending the rights of homeowners

As Anderson & Kriger marks its 15th year as a partnership, the La Mesa-based law firm has defined its market niche as helping homeowners deal with construction defects and join together in homeowner associations.

Since 1991, Anderson & Kriger has been firmly rooted in the California legal real estate landscape with a clear focus on providing leadership on home ownership issues, both in terms of construction defect litigation and of community association general counsel. The expansion of the firm evolved from one office with seven employees to six offices with a total of more than 70 employees from San Diego to Sacramento, all managed by the partnership of Clayton M. Anderson and Joel M. Kriger.

Anderson & Kriger is one of the state's leading construction defect litigators, averaging, in the past 15 years, more than \$20 million a year in settlements for condominium and single family residence owners who battle with builders and developers about leaks, drafts, cracks, mold, soil subsidence and other issues. Anderson is the managing partner for this division of the firm, supported by 10 associate attorneys plus staff.

The Community Association Division is a major player in Southern California with retainer and other programs for homeowner associations that legally assist them in running their multi-million dollar corporations. More than 900 associations have been serviced since the partnership began with attorneys and paralegals advising managers and boards of directors in the operation of their associations, both condominiums and single-family homes. Kriger is the managing partner of this division with three associate attorneys plus staff.

The firm has literally been part of the evolution of housing: from single-family homes on individual lots to a wide variety of multiple family living units including exclusive gated communities. Both Kriger and Anderson have been instrumental in condo conversions of apartment houses to provide affordable housing as well.

Construction Defects

On the construction defect side, Anderson has long championed the plight of homeowners who discover problems in the foundations, floors, walls or roofs of their units. They seek redress from the builders, developers, or subcontractors, who, denying liability, refuse to fix the problem.

“One of the most common problems here and throughout the state of California is soil subsidence,” comments Anderson. “Many housing units are built on cut and fill lots, and if it isn't compacted right, the homeowner comes out one day and sees his pool and yard have started

to slide downhill. His fence or deck is sagging. Or fissures are running across his patio or driveway because the soil underneath has shifted or collapsed.”

Homeowner Associations

Kruger’s team supports homeowner associations with myriad of corporate issues – the board election processes, contractual relations with vendors, tenant violations of rules and regulations, and the yearly interpretation of new laws passed. The collection department handles liens and collection of delinquent assessments.

“We provide general legal counsel through a unique legal services program geared to boost communication and legal education with the client while giving a reduced hourly rate for legal matters,” said Kruger.

The services include unlimited phone consultations with an attorney, annual one-hour checkup meeting, quarterly newsletter, reduced hourly rates and the popular “no cost collection” where the firm collects assessments from the owner in arrears, not the association. The foresight to bundle services that help associations run their multi-million dollar associations is the key to efficiency.

Active in Lobbying for Fair Laws

Anderson & Kruger believe in taking part in the laws that govern homeowner associations. Both partners are active in lobbying for fair laws that benefit their clients and they actively participate in California Legislative Action Committee and the Consumer Attorneys of California.

On several occasions, Anderson has taken selected homeowners with him to visit with state legislators and to testify before state legislative committees. “Inviting homeowners to accompany us to Sacramento has proved to be a very effective method to communicate the kinds of problems homeowners have with construction defects,” Anderson said.

For more information, go online to www.a-k.com. Call Anderson or Kruger at 619-589-8800.

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