

Leonard Siegel

Founding Partner



Kulik Gottesman Siegel & Ware LLP
15303 Ventura Blvd., Suite 1400
Sherman Oaks, CA 91403
Tel: (310) 557-9200
Fax: (310) 557-0224
lsiegel@kgswwlaw.com

Education

Loyola University School of Law, J.D.,
1975

- Staff Editor, Loyola Law Review
- St. Thomas More Law Honor Society

University of California, Los Angeles,
B.A., 1972

Bar Admissions

- California
- U.S. Court of Appeals, Ninth Circuit

Practice Areas

- Homeowner Associations
- Directors' & Officers' Liability
- Complex Civil Litigation
- Real Estate Litigation
- Employment Disputes

In his trial counsel and representation of over 600 homeowners associations, Leonard Siegel protects the interests of non-profit corporations, homeowners associations, including condominiums, stock cooperatives, planned unit developments and their respective officers and directors in a wide range of litigation and non-litigation matters. Mr. Siegel is frequently retained through insurance carriers issuing comprehensive general liability insurance and directors' and officers' insurance related homeowner association matters. Mr. Siegel has successfully defended property and bodily injury claims, directors' and officers' claims, defamation, discrimination, unfair competition, employment and non-profit errors and omissions matters. He also handles appellate and litigation matters relating to professional liability, land use and employment matters on behalf of insurance carriers. Mr. Siegel has played a leading role in directing the Community Associations Institute ("CAI") for over 25 years. CAI is a national organization providing educational information to associations throughout the country. Having served on the Board of the Los Angeles Chapter of CAI for eight years, he was also acting President for two years. He has been an active member of the CAI California State Legislative Action Committee which monitors legislation throughout the State. He has testified on topical community association issues before the state legislature on matters relating to the Davis Stirling Common Interest Development Act. Mr. Siegel also previously served as a member of the California State Bar Committee on Condominium and Stock Cooperatives.

PUBLISHED OPINIONS/CALIFORNIA SUPREME COURT CASE

Narhstedt vs. Lakeside Village Condominium Association, 8 Cal 4th 361 (1994), case is cited frequently by courts in California and other jurisdictions having established a standard for enforcement of deed restrictions. The landmark case also provides a framework for involving the "judicial rule of deference" and the "business judgment rule" in California.

HOMEOWNER ASSOCIATIONS

Mr. Siegel's successful representations of associations have led to numerous appellate cases. Mr. Siegel has represented vendor and construction contract negotiations and disputes, construction defect, mechanic's liens, developer disputes, CC&R enforcement, land use, class action, time share issues and architectural controls. Other areas of expertise include breaches of fiduciary duty, collection and foreclosures, lender disputes, fair housing and discrimination claims. 14589 Moorpark HOA v. VRT Corporation, 63 Cal. App. 4th 1396 (1998). Established a scope of right of "partition" of common interest development. Miller v. Lakeside Village Condominium Association, 1 Cal. App. 4th 1611 (1991). Toxic mold exposure claims issue. Martin v. Bridgeport Community Association, 173 Cal. App. 4th 1024 (2009). Prohibition on claims by assignees of owners against homeowners associations. Carolyn v. Orange Park Community Assn., 177 Cal. App. 4th 1090 (2009). Private trails within a homeowners association are not subject to the Americans with Disability Act. Farwell v. Sunset Mesa Property Owners Association, 163 Cal. App. 4th 1545. Class action to invalidate CC&Rs. Coleman v. Nosrati, constitutionality of assessment collection and lien rights.

Eisenberg v. Wilshire Marquis HOA, election and entitlement disputes.
Cambridge Townhomes HOA v. Truck Insurance Exchange, enforceability of exculpatory clauses.
Doyle v. Forster Ranch HOA, anti-SLAPP judgment and recovery of attorney fees.
Rosner v. Uplifters Ranch HOA, enforcement of CC&R amendments.
Tezak v. Greenbrook HOA, anti-SLAPP judgment affirmed.
Ekstrom v. Marquesa at Monarch Beach HOA, 168 Cal. App. 4th 1111, application of business judgment rule and enforcement of CC&Rs, including attorney fees.
Loomis v. Bert Purdy & Associates Inc, appeal for dismissal of fraud claim County of Los Angeles v. La Vina HOA, application for writ of mandate.
Aguilera v. Heian, 174 Cal. App. 4th 590.

PROFESSIONAL AFFILIATIONS/SPEAKING ACTIVITIES

As a frequent lecturer on homeowners and nonprofit associations, Mr. Siegel has served as an expert witness in numerous cases and served as a judge pro tem of the Los Angeles Superior Court.

AWARDS

Selected by the San Fernando Business Journal, "Valleys Trusted Legal Advisor Recipient" and also a Southern California Super Lawyer (2007-2013). Martindale Hubbell has awarded Mr. Siegel with their highest "AV" rating.