

LEGAL NOTICE

If you lived or live at Harry Poe Manor in Waukegan, IL, a bedbug class action lawsuit may affect your rights.

You may be affected by a class action lawsuit about whether Waukegan Housing Authority (“WHA”) and some of its directors and employees who operate the housing project adequately responded to a years-long bedbug infestation in the apartment building.

The lawsuit is called *Phillips, et al., v. Waukegan Housing Authority, et al.*, Civil Action No. 13-CV-08444. It is in the United States District Court for the Northern District of Illinois, Eastern Division. The Court decided this lawsuit should be a class action on behalf of a “Class” or group of people, that could include you. This notice summarizes your rights and options before an upcoming trial. More information is in a detailed notice available at the website below. If you’re included, you have to decide whether to stay in the Class and be bound by whatever results, or ask to be excluded and keep your right to sue WHA and/or its directors and employees. **There is no money available now and no guarantee that there will be.**

WHAT IS THIS CASE ABOUT?

This lawsuit is about whether WHA and/or its directors and employees (the “**Defendants**”) took appropriate prevention and eradication measures in response to the bedbug infestation at Harry Poe Manor. The suit claims the Defendants knew about the bedbugs and endangered the residents by not doing enough, making it worse, trying to hide it, and not following laws for health and safety. The Plaintiffs say the Defendants breached their leases and received excessive rent because the infestation made the housing substandard. The lawsuit seeks to get rid of the bedbugs as well as money or benefits for the Class who have suffered harm. The Defendants deny that they did anything wrong and says it responded appropriately to the bedbug infestation. They say they are immune and can’t be sued for the claims in this lawsuit because of their status as a governmental entity. **The Court has not decided whether the Class or the Defendants are right.** A trial will be scheduled.

WHO REPRESENTS YOU?

The Court asked these law firms to represent you: *Finn & Finn, Ltd.* and *Stone & Associates*, both of

WHO’S AFFECTED
Residents any time from
January 1, 2011, to April
22, 2019.

Waukegan Illinois, and *Lipman Law Firm* and *Wandro & Associates, P.C.* of Des Moines, Iowa. You don’t have to pay Class Counsel, or anyone else, to participate. Instead, if they get money or benefits for the Class, they will ask the Court for attorneys’ fees

and costs, which would be paid by the Defendants or out of any money recovered, before giving the rest to the Class. You may hire your own lawyer to appear in Court for you. If you do, you have to pay that lawyer. Timothy Phillips and several other residents are Class members like you. The Court accepted them as the “Class Representatives.”

WHAT ARE YOUR OPTIONS?

You have a choice of whether to stay in the Class or not, and you must decide this now. If you stay in the Class, you will be legally bound by all orders and judgments of the Court, and you won’t be able to sue, or continue to sue, the Defendants—as part of any other lawsuit—about the bedbug infestation concerning January 1, 2011, through April 22, 2019. If money or benefits are obtained, notice will be published about how to get a share. To stay in the Class, you do not have to do anything now.

If you ask to be excluded from the Class, you cannot get any money or benefits from this lawsuit if any are awarded, but you will keep any rights to sue the Defendants for these claims, now or in the future, and will not be bound by any orders or judgments of the Court. To ask to be excluded, send a letter to the address below, postmarked by **December 31, 2019**, that says you want to be excluded from *Phillips v. WHA*. Include your name, address, and telephone number.

HOW CAN YOU GET MORE INFORMATION?

If you have questions or want a detailed notice or other documents about this lawsuit and your rights, you can visit www.waukegan.com/poemanor, or contact one of the lawyers representing residents: Amy Lonergan, Finn & Finn, Ltd., 128 N. West Street, Waukegan, IL 60085, (847) 599-0202, or lonerganamy@waukegan.com.

If you know other residents who may be affected by this lawsuit, please share this information.

www.waukegan.com/poemanor