

Kevin Perelman

26500 Agoura Rd, STE 102
Calabasas, CA 91302
312-259-3686

Kevin@KevinPerelman.com

Bureau of Security and Investigative Services (BSIS)

P.O. Box 980550
West Sacramento, CA 95798-0550

January 12, 2026

Bureau of Security and Investigative Services (BSIS)

Enforcement / Complaint Unit

Subject: Complaint Regarding Private Security Guard Conduct – CitiGuard Security (“Mansour”) and others / Woodland Oaks HOA (Los Angeles)

To BSIS Enforcement,

I am submitting a complaint regarding repeated conduct by a private security guard assigned to my residential complex, 21520, and 21620 **Woodland Oaks same property**, which is managed through the **Woodland Oaks Homeowners Association (HOA)** and professionally managed by a third-party property management company (see **Exhibit B**). The guard is known to me as **“Mansour”** (spelling uncertain; possibly *Mansour/Monsour*) and is associated with **CitiGuard Security** (see exhibits and documentation referenced below).

This complaint is based on an extended pattern of **targeted monitoring, irregular “patrol” activity, and inappropriate threshold/doorway contact** that appears inconsistent with legitimate residential security duties and that has created an ongoing hostile, unsafe environment.

1) Guard / assignment information (as currently known)

- **Guard name:** “Mansour” (spelling uncertain), several others with CitGuard
- **Company:** CitiGuard Security
 - **West Hills:** 22736 Vanowen St, Suite 300, West Hills, CA 91307 (Closest to me)

- **Los Angeles:** 801 S Hope St, Suite 1108, Los Angeles, CA 90017
 - **Northridge:** 9301 Corbin Ave, Ste 1800, Northridge, CA 91324
 - **Assigned location:** Woodland Oaks HOA / Woodland Oaks complex (Los Angeles)
 - **Uniform/ID:** He wears a security uniform; “SECURITY” marking is visible in video stills (see **Exhibit C**) While sitting on the street most nights in an unmarked car and tinted windows.
 - **Typical post behavior:** Frequently positioned near complex gate areas (including the gate near **Owensmouth Ave**) and, on many nights, stationed in an **unmarked vehicle with tinted windows** on the **public street** adjacent to the complex rather than operating from a visible on-property post.
-

2) Summary of repeated conduct

On many nights, the guard remains near the complex gates for extended periods and the “patrol” behavior appears **irregular and reactive**, rather than routine. Specifically:

- When I exit my residence at night for normal activities (walking, leaving or returning), the guard appears shortly afterward and positions near the gate area I use;
 - Walk-by activity increases on certain nights and decreases or stops for a while and starts back up based on specific aggressive events from community members on other nights with linked communication on several occasions, suggesting the activity is not consistent with a standard patrol schedule and is mostly personal; and
 - On occasions, the guard attempts to initiate conversation that feels **provocative/instigating rather than security-related**, and appears designed to draw me into conflict or create a narrative that I am the aggressor.
-

3) Context and concern regarding purpose of deployment

Woodland Oaks, and Woodland Hills in general, is generally a quiet residential community. The guard’s routine practice of positioning in an unmarked, tinted-window vehicle on the public street adjacent to complex gates—rather than operating from a visible on-property post—appears disproportionate to ordinary residential security needs and inconsistent with routine patrol.

In my experience, this deployment has become a source of disturbance rather than stability. The repeated, conspicuous stakeout posture near the gates has contributed to turmoil and confrontation risk, and appears to generate more disruption than any security benefit it provides.

Based on the recurring timing and reactive nature of this monitoring, and prior incidents involving law-enforcement contact in past years, I am concerned this private-security activity may be used to provoke or manufacture a pretext for unjustified law-enforcement involvement. I cannot confirm law-enforcement coordination; however, I request preservation and review of all logs and reports that would confirm or refute this concern, including any communications, call notes, or incident reports referencing me.

4) HOA-triggered responses / manufactured pretext concern

I understand the HOA and property manager have processes for residents to report concerns and contact management/security (see **Exhibit B**). Based on repeated incidents over time, I am concerned that the HOA's reporting process may be used to trigger security responses tied to my normal presence and lawful activity, sometimes accompanied by shifting or inconsistent justifications (including claims implying I do not reside here or do not "belong" in certain areas of the complex).

I request BSIS obtain and review all **security call logs, dispatch notes, and incident reports** reflecting the stated basis for responses involving me at Woodland Oaks, and determine whether City Guard personnel are acting outside legitimate security functions or engaging in harassment/targeted monitoring.

5) Community false statements (reputation harm) tied to security responses

I have become aware of repeated statements being circulated in the community and at local public businesses that I am "crazy," "violent," "schizophrenic," or that I "harass" people. I have also encountered claims implying that I "do not live" at my own residence, despite being a long-term resident/owner.

I am concerned these false statements are being used to justify calls to security and increased monitoring, escalating the risk of confrontation. I request that BSIS obtain and review any **security logs, incident reports, call notes, or communications** that reference me, including the stated basis for responding and any claims made about my identity, residency, or alleged conduct.

6) Pattern of mischaracterizing normal, lawful activity as “suspicious” or “behavioral”

I have observed an ongoing pattern in which ordinary, lawful activities are treated as suspicious or framed as evidence of instability. Examples include taking an evening walk, going to the gym, sitting at a public park bench, or leaving my residence at normal hours. These are routine behaviors, yet they appear to trigger security attention, monitoring near the complex gates, and/or community reports. This pattern raises concern that the purpose is not legitimate security, but to build a misleading narrative about my behavior and justify repeated contacts or interventions.

7) Representative documented incidents supported by video stills (see Exhibit C)

I can provide full clips upon request. Representative documented incidents include:

- **Doorway / threshold contact (12/05/2020 ~11:05 PM):** Video stills show a uniformed “SECURITY” employee at my door area at approximately **12/05/2020 23:05:33** and again at **23:05:51**, indicating prolonged presence at my threshold late at night (see **Exhibits C-1 and C-2**). This is significant because I have documented incidents where security contact at my door is used to prolong interaction at the threshold and attempt to look into my residence.
- **Approach along exterior walkway carrying a box (07/02/2021 ~10:33 PM):** Video still shows an individual approaching along the exterior walkway carrying a box toward my unit area at approximately **07/02/2021 22:33:54**, consistent with non-routine, targeted contact late at night (see **Exhibit C-3**).

These incidents are examples of the type of conduct that, in my view, exceeds routine residential security functions and raises privacy and harassment concerns.

8) Related documentation suggesting broader coordination (stated conservatively)

I recognize BSIS will focus on licensing and professional conduct. I am not asserting conclusions beyond my evidence. However, my documentation and evidence index reflect repeated security-related encounters over time and include references to more than one security company name appearing in my records (see **Exhibit D**). I request BSIS determine whether City Guard Security is coordinating with other licensees/subcontractors in a way that is inconsistent with lawful, routine security duties, and/or whether multiple vendors

are being utilized to generate repeated responses based on vague or unsupported allegations about my identity, residency, or behavior.

9) Evidence available

I can provide:

- Full video clips corresponding to the still images referenced above;
 - A written incident log (dates/times/locations/what happened/evidence reference);
 - The on-site property management notice and contact information (Exhibit B); and
 - A structured evidence index showing dated entries and categorized folders (Exhibit D), with underlying files available upon request.
-

10) Requested action

I respectfully request that BSIS:

1. **Identify the guard** (“Mansour”) and confirm his guard registration status, employer of record, and any related permit details;
2. Confirm the **license status** of City Guard Security (and any PPO/branch information, if applicable), and whether their practices at this site are consistent with licensed security operations;
3. Obtain and review the Woodland Oaks account **post orders / scope of assignment** (what the guard is authorized to do) and compare it to the documented conduct (street-side stakeout posture, reactive monitoring, and threshold/doorway contact);
4. Obtain and review **security logs, incident reports, dispatch notes, and communications** concerning contacts or responses involving me at Woodland Oaks, including the stated “basis for suspicion” or alleged justification; and
5. Determine whether the described conduct constitutes unprofessional conduct or licensing violations, including inappropriate private-residence threshold contact and misuse of security duties for targeted monitoring/harassment.

Thank you for your attention. I am available to provide additional documentation and to identify exact gate locations and relevant dates/times from the attached log.

Sincerely,

Kevin Perelman



Attachments / Exhibits

Exhibit A – Incident Log (to be attached): date/time/location/what happened/evidence reference

Exhibit B – Property Management Notice (photo): HOA Organizers, Inc. notice board photo (includes office and after-hours numbers and community manager contact info)

Exhibit C – Video Stills (with timestamps):

- **C-1:** 12/05/2020 23:05:33 – uniformed “SECURITY” at door/threshold area
 - **C-2:** 12/05/2020 23:05:51 – continued presence at door/threshold area
 - **C-3:** 07/02/2021 22:33:54 – approach along exterior walkway carrying a box
- Exhibit D – Evidence Index (screenshot):** categorized file list showing dated entries and multiple security-company headings (underlying files available upon request)