

# **What we know about Hodorowski And how it affects our HOA**

**October 2025**

# A Loose and abbreviated Timeline of Events

August 2024 Paul Hodorowski arrested for grand larceny; the Hodorowski Group officially shuts down operations.

Assets were sold or transferred to creditors.

The deeds to lots 20 and 22 on Joshua Pl were transferred to Starlight Development LLC

September 2024 Town of Bethlehem drew \$109 K from a line of credit setup by the builder. This money went directly into a money market account owned by the town. The Line of credit was issued in 2017 to cover Phase 1. It is unknown as of today if there were additional lines set up for Phases 2, 3, or any other work.

# A Loose and abbreviated Timeline of Events

- February 2025 Judgments totaling \$5.7 M confirmed; numerous lawsuits and criminal charges pending.  
Many judgements issued by default
- March 2025 New plaintiffs (homebuyers, subs) file suits over unpaid and unfinished work.
- May 2025 Office buildings in Rotterdam transferred to new owners  
John Luke Hodorowski files for personal bankruptcy
- June 2025 Town of Bethlehem reached out to the HOA Board to start talks about the HOA taking over the maintenance and inspection of swales

# Known cases and judgments involving Hodorowski

Case	Claim Type	Amount/Charge	Status
Subcontractor Liens & Judgments	Civil	~\$5.7M final judgments	Many completed Lawsuits remain ongoing for dozens more.
Merged Funding Group Corp	Civil	\$856,876 + fees	Pending
Orsini Landscaping, LLC	Civil	~\$95K	Pending
Check-Kiting Scheme	Criminal	\$1.54M larceny	Arraigned; pending prosecution

# Details from John Luke Hodorowski filing

- John Luke left the company in 2021. Rejoined in 2023 and did not have access to company finances
- Alleges that Paul Hodorowski took out loans in both of their names
- Hodorowski Group bank accounts closed
- Equipment has been sold off
- Business documents are missing
- Bankruptcy trustee seeking to subpoena Paul Hodorowski about his involvement on the collapse of the company

# Joshua Place

- 24 & 26 Joshua Pl have foreclosure lawsuits filed by Starlight Lending LLC, which is owned by businessman Don Lucarelli
- Ezra and Michele Angrist filed a lawsuit in NY State Supreme Court in March against Hodorowski and its principals to recover their \$37K deposit on 26 Joshua Place. They have cancelled their contract for 26 Joshua
- It appears that the deeds to 20 and 22 Joshua Place are owned by Starlight Development LLC, also owned by Don Lucarelli
- The Town of Bethlehem has instructed the HOA that we are not allowed to perform any landscaping work in the unfinished areas

# **Information shared by the Town**

# Builder Status

- The builder is no longer involved with completing the development of our neighborhood and the company is insolvent
- They did not renew with SPDES permit with the DEC. The permit expired at the end of 2024
- The Builder did not complete the swales or perform final inspections
- The Town is holding the position that this means our swales are in a post-construction phase and we as the HOA are responsible for their upkeep and annual inspection

# Our position

- The HOA agrees that the HOA is responsible for the maintenance and inspection of the swales when the development is completed
- The HOA maintains that the development was not completed by the builder
- The HOA is not responsible for the debts or obligations of the builder
- The Town collected money from the Builder for the completion of the builder's work
- The HOA believes that Town should inspect the swales and remediate any swale that does not pass inspection

# Summary

- The collapse of the Hodorowski Group has had significant legal, financial, and operational impacts
- While asset sales appear to have wrapped up, substantial liabilities remain, including lawsuits, unpaid subcontractors, and lender foreclosures
- Paul Hodorowski is currently facing serious legal proceedings related to these events
- The Town received at least \$109K from the builder for a line of credit earmarked for Phase 1
- The HOA will assume responsibility for maintaining the swales throughout the neighborhood once they are completed
- We are in communication with the Town and awaiting their next steps regarding related infrastructure and oversight

# Brief Note

The entity “Hodorowski Homes Legends Preserve” has been named in recent lawsuits. This entity is an LLC established by the builder and is not affiliated with the Legends Preserve Homeowners Association.

We understand and empathize with the concerns of homeowners and buyers impacted by the issues involving the Hodorowski Group. However, the Legends Preserve HOA is an independent organization and has no connection to the Hodorowski businesses or their principals.

# Sources

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