

Most Esteemed Friends,

ATTACHMENT 13F

Members of the Oakmont Pickleball Club are reaching out to our friends and neighbors who support pickleball in Oakmont, and are in favor of the proposed new courts. After all the very first item of Oakmont's Articles of Incorporation states:

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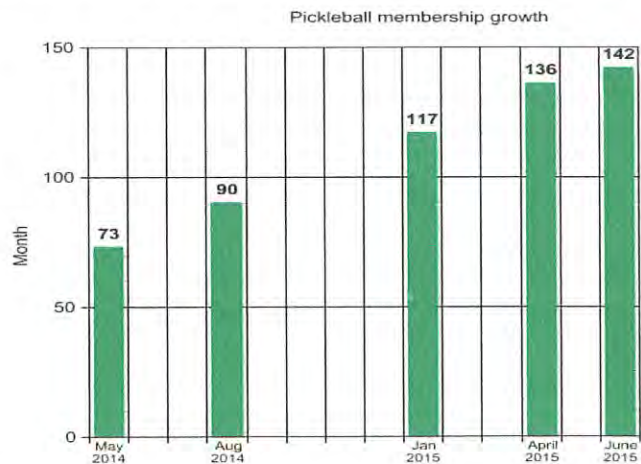
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If you are in favor of this exciting "senior sport" being a permanent part of Oakmont, and you see it as a valuable asset to present and future residents, please sign below.

With Respect,
Oakmont Pickleball Club

We're growing fast - we average 5 new members per month!



Name & Address

- 1 Maureen McGettigan 7367 Oakmont Dr. S.R. 95409
- 2 Joan Kullback 746 Montclair Dr. 95409
- 3 Shawn Weber 5066 Charming Dr. SR. 95409
- 4 Winston Curry 1039 Winding Ridge Rd. Santa Rosa CA 95404
- 5 Curt M. Kullback 746 Montclair Dr. SR 95409
- 6 Jenny Sedurholm 6330 Bridgewood Dr. 95409
- 7 Scott Curry 1038 Winding ridge rd. 95404
- 8 Kelly Timmer 1312 Edwards Ave SR 95401
- 9 Erin Winter 5331 El Mercado prwy SR 95403
- 10 Ben Bartlett 2718 Tachuck SR 95405

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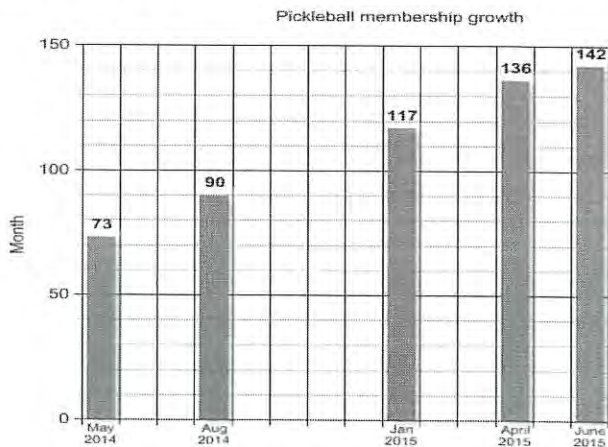
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- 1 Kathryn Bownass, 8920 Oakmont Drive
- 2 LAURA Hocms, 6340 Meadowridge Dr
- 3 Brenda Johns, 386 Minamonte Place
- 4 Diane Naylor 8838 Hood Mtn. Cir.
- 5 Elaine Booth 6522 Meadowgreen Ct.
- 6 SARAH LEE GRANBERG 7113 FAIRFIELD DR
- 7 Nan Copen 445 Crestridge Place Santa Rosa
- 8 Jim Ritten 185 OAKHURST DR SJ
- 9 KIM RICE 7014 OAKLEAF DR. @ R.I.S
- 10 DEL FRIESEN 7590 OAKMONT DR.

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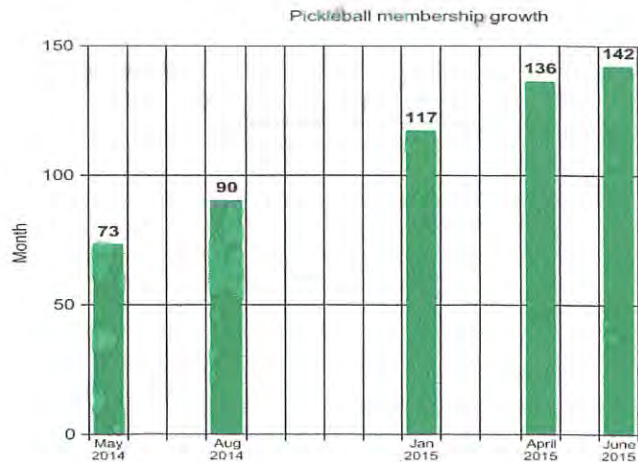
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Name & Address

- | | | |
|----|---------------------|---------|
| 1 | William L. Sedmina | OAKMONT |
| 2 | Josie D. [unclear] | |
| 3 | Jill K. [unclear] | |
| 4 | Heidi Klyn | |
| 5 | Dolores Huizler | |
| 6 | Marcellen [unclear] | |
| 7 | [unclear] | |
| 8 | Chris Borgan | |
| 9 | Daniel W. Borgan | |
| 10 | Dave Clark | |
| 11 | Karen Clark | |

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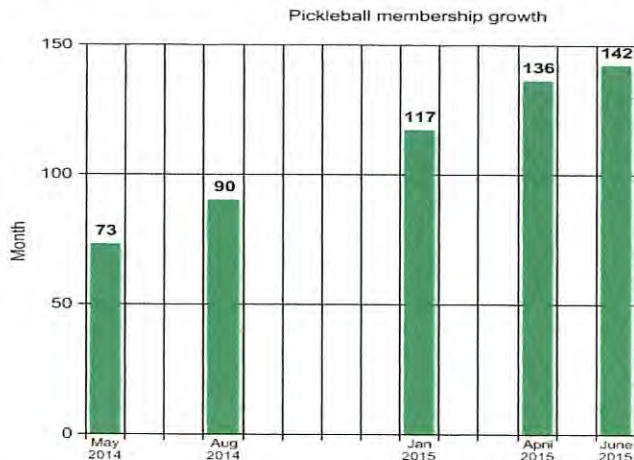
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- 1 Sheri Bell 8 Valley Oaks Ln SR 95409
- 2 Frank Small 323 Belhaven circle SR 95409
- 3 ~~Dave Small 323 Belhaven Cir. S.F. 95409~~
- 4 Richard Schwartz 8 VALLEY OAKS LANE, SR 95409
- 5 Jay Diment, 171 Oak Shadow Dr 95409
- 6 Melvin Bowers 171 Oak Shadow Dr 95409
- 7 Beverly Schupp 252 Belhaven Ct 95409
- 8 Wally Schupp 252 Belhaven Ct 95409
- 9 Nancy Duncan 177 Oak Shadow 95409
- 10 George Duncan 177 Oak Shadow 95409
- 11
- 12

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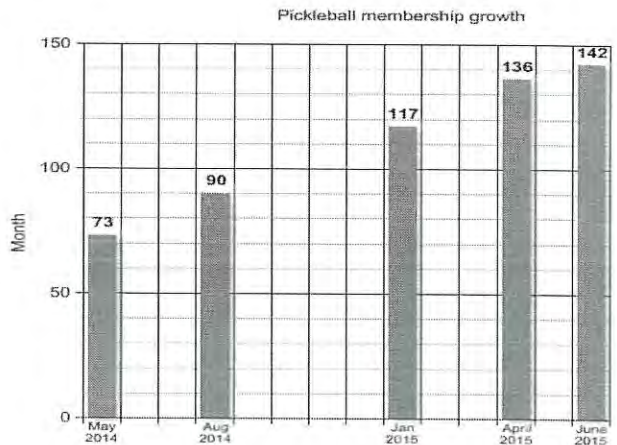
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- 1 Maryann McCall-Taylor 8 Sanborn St., Winchester, Ma.
- 2 Charles DeLuca Taylor 8 Sanborn St Winchester MA 01890
- 3 Bill LUCKER 7589 OAKMONT DR. SANTA ROSA
- 4 Denny Mott 421 Trail Ridge Pl SANTA ROSA
- 5 Richard E Sykes 1401 Valley Lakes DR. Santa Rosa
- 6 Jacala Kinney 480 Hillside Dr. SR.
- 7 Kathy Elmer 220 Mockingbird SE 95409
- 8 Joann Kruer 195 Oak Shadow Dr SR 95409
- 9 Dick Hirsch 6455 Stonebridge JR 95001
- 10 Renee Bradbury 6455 Stonebridge SR 95409

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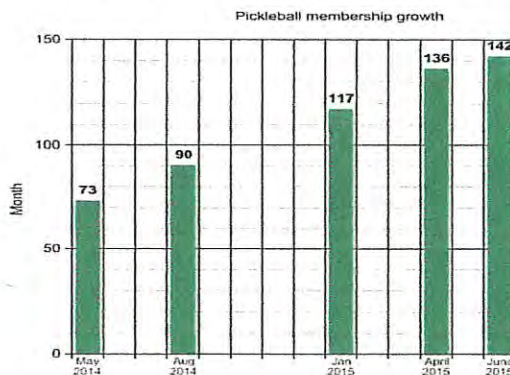
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- 1 Kathy Kerst, 4801 Grange Rd, Santa Rosa CA 95404
- 2 Darlene Walker, 4450 VINE HILL Rd Sebastopol, CA 95472
- 3 Steve Walker, 4450 VINE HILL Rd, Sebastopol, Ca 95472
- 4 Karen Johnson, 227 Jean Dr. Santa Rosa CA 95405
- 5 Celise Knudsen ARLENE KNUDSEN 16 DARCY DR SANTA ROSA CA
- 6 JOHN WORTH 16 DUFFINS LANE PETALUMA CA 94952 95403
- 7 RICHARD LOVE 3166 CALISTOGA RD SANTA ROSA, CA 95404
- 8 WARREN JOHNSON 227 JEAN DR SANTA ROSA 95405
- 9 ~~BOB~~ SRICKLAND 7730 BODIA AVE ROHNERT PARK CA 94508
- 10 Diana Tom 49 TRAIL Ridge Place Santa Rosa CA 95409

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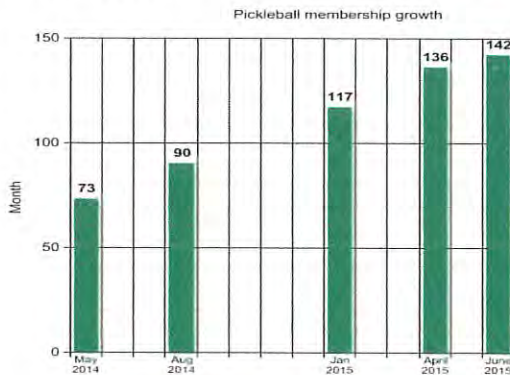
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- 1 ~~AKU~~ Stephen Hom 419 Trail Ridge Pl. Santa Rosa 95409
- 2 ~~AKU~~ KEN KERST 4801 GRANGE Rd SANM ROSA 95404
- 3 ~~AKU~~ ~~6606 1/2 SR 207 4 SANTA ROSA CALIFORNIA 95405~~
- 4 ~~AKU~~ STEVE WALKER 4450 VINE HILL RD. SEBASTOPOL 95472
- 5 ~~AKU~~ CODY SOMNER 6089 DRY CREEK RD. HEALING SPRING 95448
- 6 ~~AKU~~ RON DRAKE Ron Drake 4234 Mt Taylor DR, Santa Rosa 95404
- 7 ~~AKU~~ BEN DISTANT The Dist 6382 Pine Valley Dr. 95409
- 8 ~~AKU~~ LIAH MOORE liam moore 214 ROYAL CT. 95409
- 9 ~~AKU~~ JAMES MOORE ~~214 ROYAL CT. 95401~~
- 10 ~~AKU~~ Sandra Hartman Steele P.O. Box 5602 Santa Rosa, CA 95402

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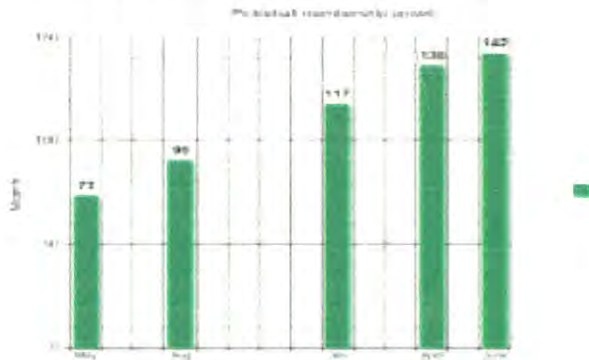
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- 1 Joan Seliga Oak Mesa Dr - Oakmont
- 2 Richard Seliga Oakmont - OAK MESA DR.
- 3 Joan Seliga - Oakmont
- 4 Mary Ann Gibbs - Oakmont
- 5 Mont Cobb - OAKMONT
- 6 Linda Gates - OAKMONT
- 7 Jim Fisher - O.R.
- 8 Jean Reed OAKMONT
- 9 Kate Hanson
- 10 Mike Riley Sebastopol

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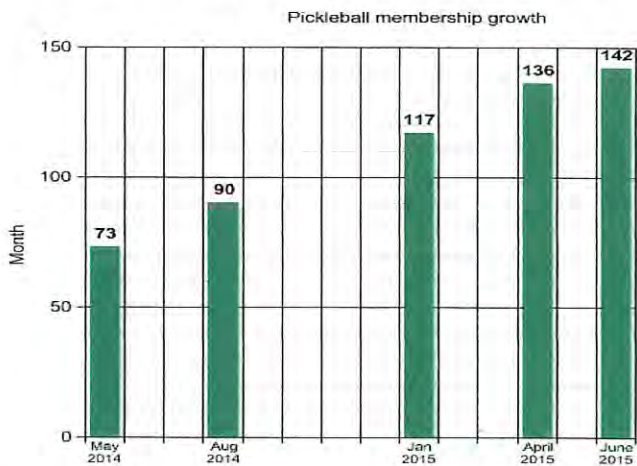
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- 1 Tom Cooke 405 Crestridge Pl.
- 2 Nancy McKinley 405 Crestridge Pl.
- 3 Paula Lewis 6570 Stonecroft
- 4 Richard Orlando 6570 Stonecroft
- 5 K Jenkins 6494 Meadowidge
- 6 Tina Lewis 6494 Meadowidge
- 7 Susan Miller 6494 Meadowidge
- 8 Gene Donner 126 Valley Oaks
- 9 Wend Falkner 6510 Stone Bridge Rd.
- 10 John Fager 203 Silverbrook Court

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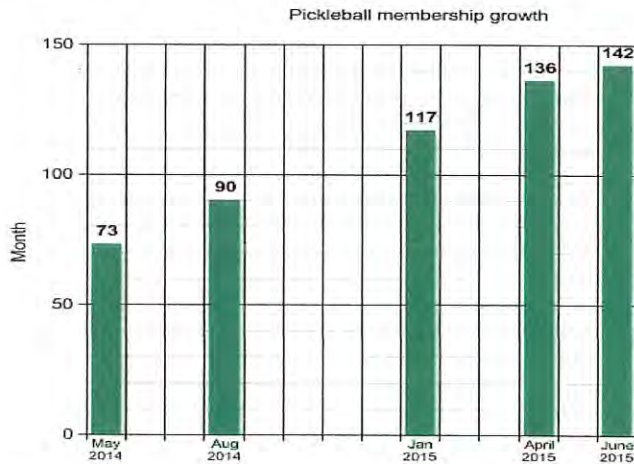
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Name & Address

- 1 Kathy Luis 8764 Oakmont Dr.
- 2 Bob Luffert 416 Woodley way
- 3 [Signature]
- 4 [Signature] 1145 Crestview Pl
- 5 [Signature]
- 6 Carole Riis 480 Oak Brook Ct.
- 7 Paige Wickland " " " "
- 8 Yonna Jann 7100 Fairfield Dr.
- 9 Dick Kirk 7500 Fairfield Dr.
- 10 Susan Medury 424 Deafield Circle

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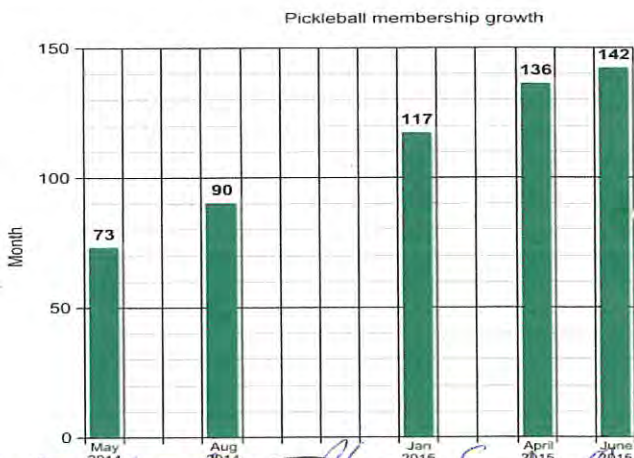
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- 1 Cindy F. Murray 7436 Oak Leaf Dr. Santa Rosa, 95409
- 2 Robert H. Murray 7436 Oak Leaf Dr S.R. CA 95409
- 3 Kathy Spicers 7024 FAIRFIELD DR SR CA 95409
- 4 ~~Tom Arnesen~~ " " " " "
- 5 ~~Geoff W. Hord~~ 8851 Oak Trail Ct " " "
- 6 ~~Justin Noel~~ 1851 Oak Trail Court
- 7 ~~John Van der Linden~~ 401 CRESTRIDGE PK. S.R CA 95409
- 8 ~~Archie W. Polak~~ 426 Crestridge Ct. SR CA 95409
- 9 ~~Boien Datchery~~ 406 Crestridge Ct 95409
- 10 ~~William W. Walker~~ " " " "
- ~~11 ~~Edith Brown~~ 406 Crestridge Ct~~

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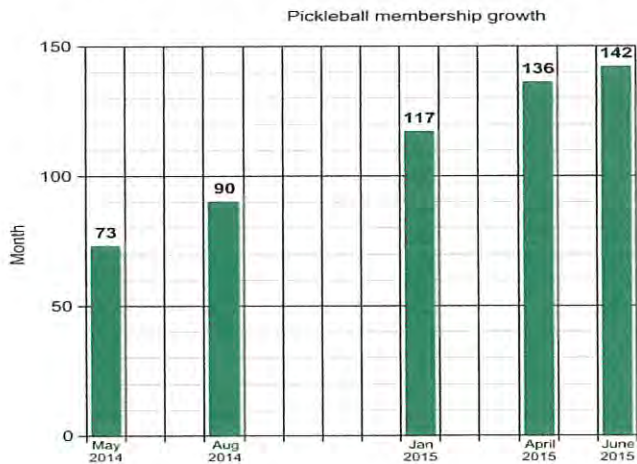
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- | | | | |
|----|---------------------|-----------------------|---------|
| 1 | Peter Boyle | 318 Singing Brook Cr. | Oakmont |
| 2 | Dick Hirsch | 6455 Stonebridge Rd | Oakmont |
| 3 | Bo | | Oakmont |
| 4 | Dolores Saldivar | | Oakmont |
| 5 | Zlatica Hasg | | Oakmont |
| 6 | Ray Fremendorf | 10 Valley Oak Pl | Oakmont |
| 7 | Michael Gough | 7568 Oak Leaf Dr | Oakmont |
| 8 | Kathy Erickson | | Oakmont |
| 9 | Elizabeth Rorwy | 426 Crestridge Ct | Oakmont |
| 10 | Kathy Vanderkeepher | 401 Crestridge Pl | Oakmont |

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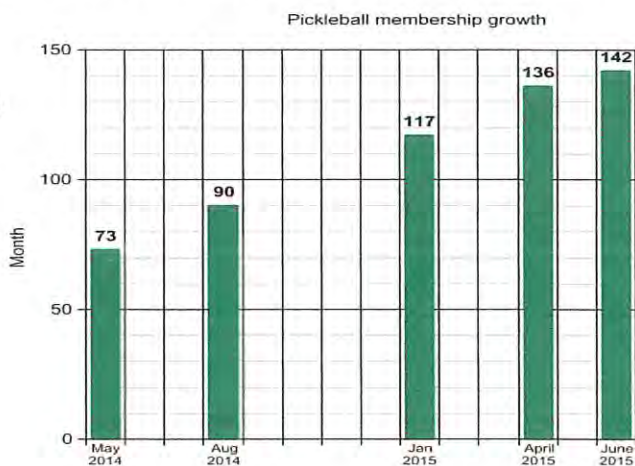
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- 1 Joan Chalk 7592 Oak Leaf Dr
- 2 Suzanne Caspell 7577 OAK LEAF DR.
- 3 Sally Lowell 7519 FERROLIARD WAY
- 4 SUSAN FLETCHER 9123 OAKTRAIL CIRCLE
- 5 PERRY AYERS 7584 OAK LEAF DR
- 6 Cathy Baslett 8962 oakmont Dr.
- 7 Francine Shannon 9291 Oak Trail Cir
- 8 Frank SHANNON 9291 ✓ ✓ ✓
- 9 Julie Hartman 8817 Oakmont Dr
- 10 Louise Montan 9421 OAK TRAIL CIR.

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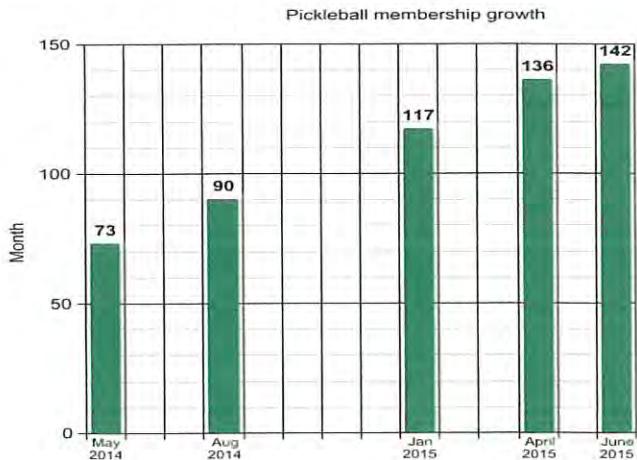
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- | | | |
|----|--------------------|----------------------|
| 1 | Gilbert Moreno | Oakmont |
| 2 | Nick Beltrano | Oakmont, Res |
| 3 | Ron Feibusch | Oakmont, Resident |
| 4 | John Mielade | OAKMONT |
| 5 | DANN Newton | OAKMONT |
| 6 | Marianna S. Orange | Santa Rosa / Oakmont |
| 7 | Debbie Kendrick | OAKMONT |
| 8 | Christine Finn | Oakmont |
| 9 | Tom Kendrick | Oakmont |
| 10 | JEFF THORNTON | OAKMONT |

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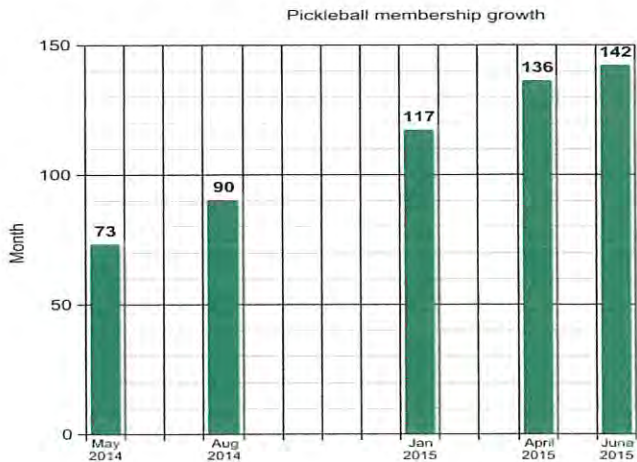
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- 2 Rebecca Hulick 440 Crestridge Place
- 3 Dennis Crown 481 OAK MESA DRIVE
- 4 Barbara Lowell 481 Oak Mesa Drive
- 5 Jim Kriser 368 SINGING BROOK CIRCLE
- 6 Donna Kriser 368 " " "
- 7 Ann O'Neil 12 Valley Green St
- 8 TERESA WOODRUM " " "
- 9 Russ Adamson 439 PYTHAW ROAD.
- 10 Gilman Belmont 6961 Oakmont Dr.

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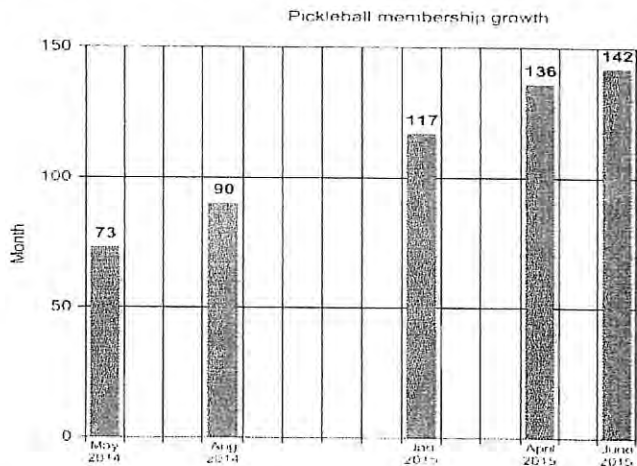
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With Respect,
Oakmont Pickleball Club



Name & Address

- 1 ~~Bill Wright~~ BILL WRIGHTSON, 45 AUTUMN LEAF DR, OAKMONT
- 2 ~~David Coar~~ DAVID COAR, 7014 OAKMONT DR, SANTA ROSA CA
- 3 ~~Charles Hinchley~~ Charles Hinchley, 499 Oak Vista Pl, Santa Rosa CA
- 4 ~~Ronald W. Holladay~~ Ronald W. Holladay, 428 P.ythia Rd, Santa Rosa CA
- 5 ~~David Hinkley~~ David Hinkley, 309 Mountain Vista Ct, Santa Rosa CA
- 6 Pete Hogan, PETER HOGAN, 8927 OAKMONT DR, SANTA ROSA, CA 95409
- 7 ~~Michael Chen~~ MICHAEL CHEN, 101 OAK BROOK PL, CA 95409
- 8 ~~David Chen~~ David Chen, 401 Oak Brook, 95409
- 9 ~~Dong Smith~~ Dong Smith, Mountain Vista Ct, Oakmont
- 10 ~~Dorothy Smith~~ Dorothy Smith, Mountain Vista Ct, Oakmont

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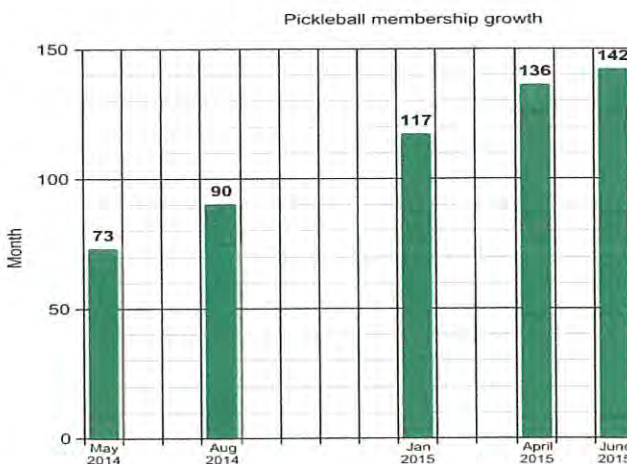
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Name & Address

- | | | |
|----|-------------------|---------|
| 1 | Bob Flores | Oakmont |
| 2 | Lisa Flores | Oakmont |
| 3 | Bill FAHERTY | OAKMONT |
| 4 | Beverly H. Wilson | Oakmont |
| 5 | Kathy Faherty | Oakmont |
| 6 | RUSSELL Elmer | Oakmont |
| 7 | ERIC LUTZ | OAKMONT |
| 8 | Peter Cohen | OAKMONT |
| 9 | Paul Lutz | Oakmont |
| 10 | Chal Hersh | Oakmont |

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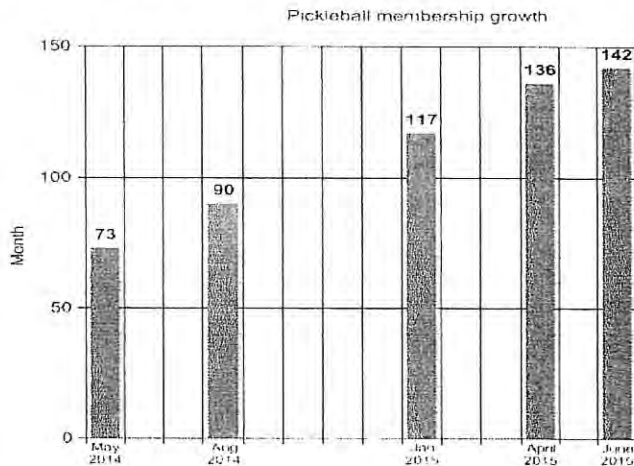
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Name & Address

- 1 Julie Fartz Spitzler 307 Valley Oaks Dr. Oakmont 95409
- 2 GEORGE HASA 7777 Oakmont
- 3 John Burchard 6483 Meadowridge Ct. Oakmont
- 4 Zlatica Hasa 374 Miramonte Pl Oakmont
- 5 Tina Lewis 6494 Meadowridge Dr. Oakmont
- 6 Bob Lewis 6494 Meadowridge Dr. Oakmont
- 7 H. Johnson 6492 Meadowridge Dr. Oakmont
- 8 Paula Lewis 6570 Stonecraft Ter Oakmont
- 9 S. P. Johnson 6538 Meadowridge Dr. ✓
- 10 Terri Somers Oakmont

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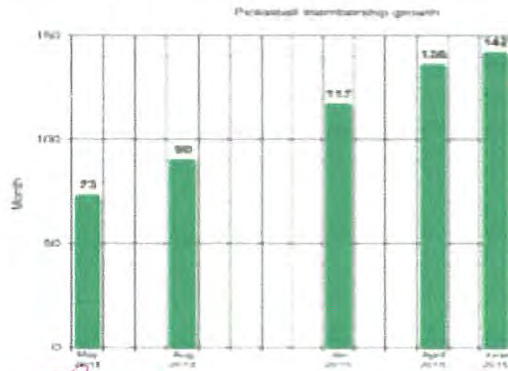
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Name & Address

- | | | | |
|----|------------------------|----------------|------------------------------|
| 1 | <i>Ann Miller</i> | <i>Oakmont</i> | <i>Ann Miller</i> |
| 2 | <i>Sherry Kohut</i> | <i>Oakmont</i> | <i>Sherry Kohut</i> |
| 3 | <i>Jill Gossard</i> | <i>Oakmont</i> | <i>Jill Gossard</i> |
| 4 | <i>Judith Hedron</i> | <i>Oakmont</i> | <i>Judith Hedron</i> |
| 5 | <i>Eva McBrien</i> | <i>Oakmont</i> | <i>Eva McBrien</i> |
| 6 | <i>Diane Linnball</i> | <i>Oakmont</i> | <i>Diane Linnball</i> |
| 7 | <i>Diana Thrall</i> | <i>Oakmont</i> | <i>Diana Thrall</i> |
| 8 | <i>Stephanie Curry</i> | <i>Oakmont</i> | <i>Stephanie Curry</i> |
| 9 | <i>[Signature]</i> | <i>Oakmont</i> | <i>6390 Meadow Creek Ct.</i> |
| 10 | <i>[Signature]</i> | <i>Oakmont</i> | <i>[Signature]</i> |

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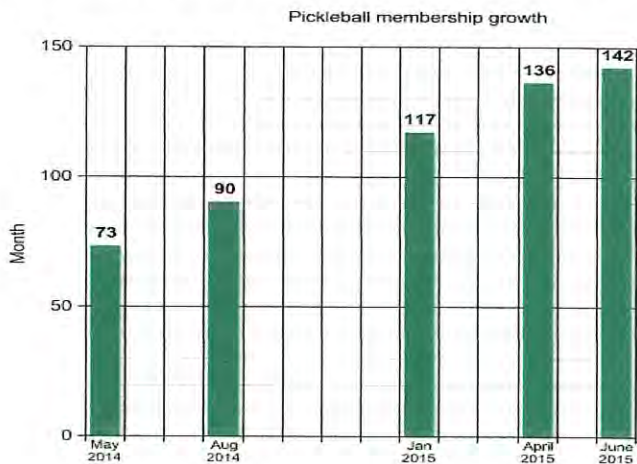
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Name & Address

- 1 Chad + Phyllis Wyatt, 133 Misbro Way, Kennard, CA 95452
- 2 James + Esperanza Chang, 8 Oakhurst Place, Santa Rosa, 95409
- 3 Ruth Lee, 6471 Pine Valley Dr., Santa Rosa, 95409
- 4 Pat Oliver, ~~9125~~ OAKMONT DR. SANTA ROSA, CA 95409
- 5 Claudine Symson 7045 Oak Leaf Dr. S.R 95409
- 6 Margaret Livingston 1034 Oak Mesa Dr. SR 95409
- 7 Miss Kayakanda 6471 Pine Valley Dr SR 95409
- 8 LINDIE MENDRUS 7562 OAK LEAF DR SR 95409
- 9 AL MENDRUS 7562 OAK LEAF DR S.R 95409
- 10

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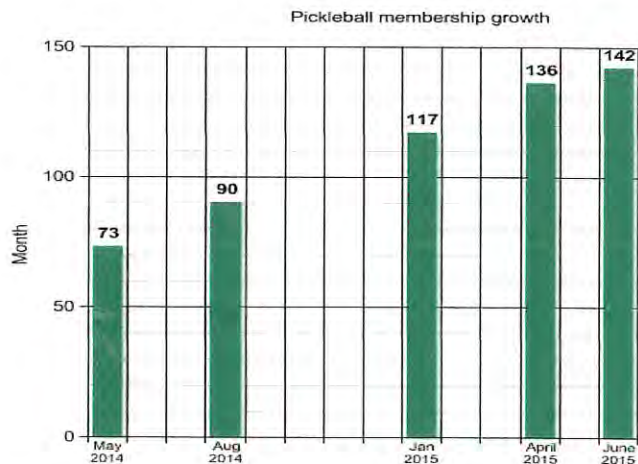
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Name & Address

- 1 Martha McCabe 5842 Hood Mtn Circle
- 2 Terry Walsh 8842 Hood Mtn Circle (quest)
- 3 Becky Badgett " " " "
- 4 Ruth Lachme 8834 Hood Mtn Circle
- 5 Ruth Lachme 8834 Hood Mtn Circle
- 6 John R. Strickley 8836 Hood Mtn. Cir.
- 7 Max Hinchman 8 Aspen Meadows Cir
- 8 Mike C. Anderson 7355 Oakmont Dr.
- 9 Juditha Burness 8898 Hood Mtn. Circle

10

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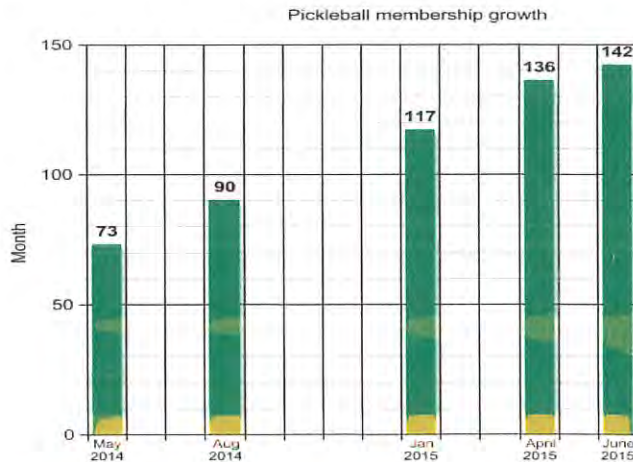
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Name & Address

- 1 Naren Suter K.SITES 7294 OAK LEAF DR SR 95409
- 2 Mae McBride, 6520 Oakmont Drive, Santa Rosa, CA 95409
- 3 Leslie Ahn 5960 STONE BRIDGE RD, SANTA ROSA CA 95409
- 4 Thomas Jay 6483 PINE VALLEY DR. SANTA ROSA, CA 95409
- 5 Mary Rossi 1038 Oak Mesa Dr Santa Rosa, CA. 95409
- 6 Dick Rossi 1038 Oak Mesa Dr. Santa Rosa CA 95409
- 7 Jack Haggerty 6389 Stone Bridge Santa Rosa Ca. 95409
- 8 Jamye Russell 149 Oak Island Dr SR 95409
- 9 Frank Suter 7294 Oak Leaf Dr. SR 95409

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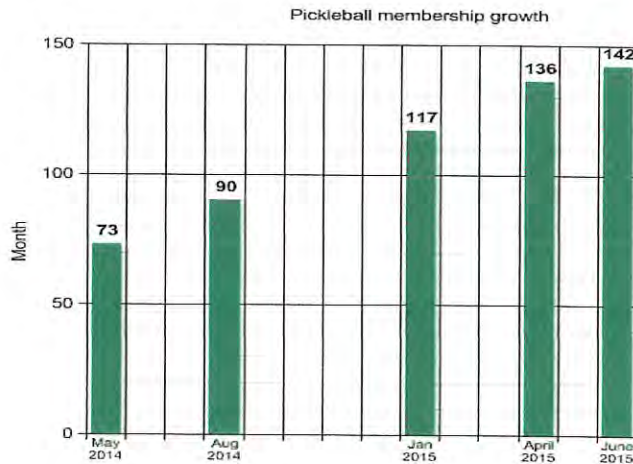
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- 1 Sheila Ferguson 412 OAK VISTA Dr. Santa Rosa, CA 95409
- 2 Toni D'Angelo 412 Oak Vista Dr. & 4030 Tourmaline Ct.
- 3 Linda Doyle 6335 Pleasant Vista Santa Rosa, CA 95405
- 4 Sue Ridgeway " " " Place 95409
- 5 Pamela J Johnson 4465 Parker Hill Rd 95404
- 6 Ashley Weinert 4465 Parker Hill Rd 95404
- 7 Aileen Santos 4327 Fistor Dr Santa Rosa 95409
- 8 Kathy Haas 4327 Fistor Dr Santa Rosa 95409
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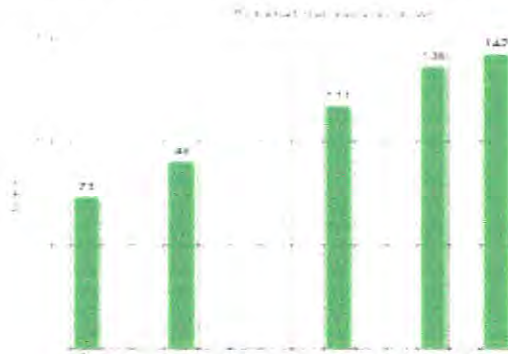
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- 1 Wanda Clary P.O. Box 129 Healdsburg Ca
- 2 Leigh Furdoo 5195 Oak Meadow Dr Santa Rosa
- 3 Charlotte Franklin 195 Oak Tree Dr Santa Rosa
- 4 Phyllis Raymond 136 W Brooks Dr Cloverdale
- 5 Ryan C Davis 575 W1 Way - Ste
- 6 Elliot Wallace 6551 Pers Ct
- 7 Betty Van Voorhis 317 Muranville Ct.
- 8
- 9
- 10

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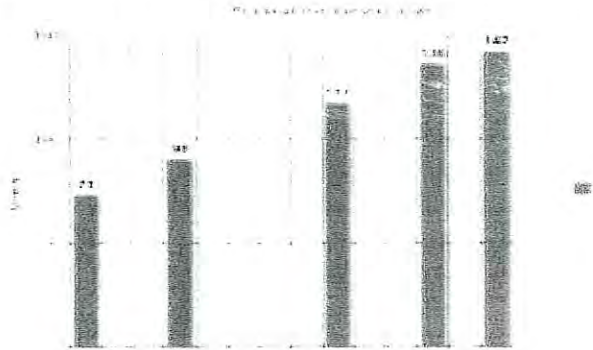
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- 1 Danielle Gillaspy - Oakmont
- 2 Mary James - Oakmont
- 3 Earl Cox - Oakmont
- 4 Bob Blakey - Oakmont
- 5 Karie Selig
- 6 Leri Clark - Oakmont
- 7 Linda McCoy
- 8 [Redacted]
- 9
- 10

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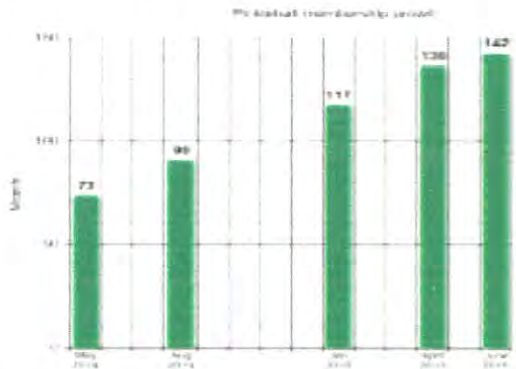
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Name & Address

- 1 JAN CONKLIN 409 SINGING COOBS LN SR 95409
- 2 PATTY SCHULZE SANTA ROSA
- 3 Lynn Davis 515 LOS ALAMOS RD SR 95409
- 4 Heidi Williston Oakmont
- 5 Cynthia Tripaldi 8502 Oakmont Dr SR 95409
- 6 Rocky L. Doubequier Oakmont SR 95409
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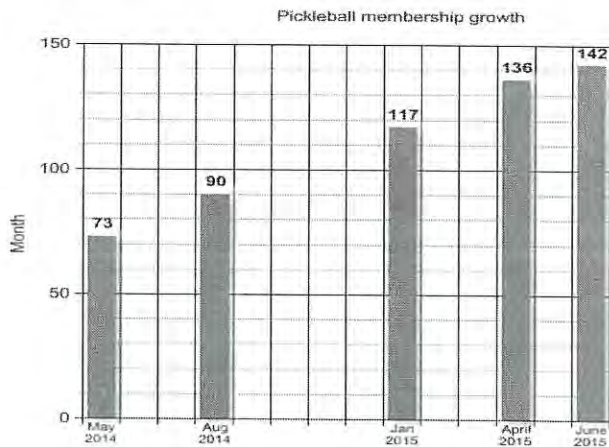
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- 1 Nancy Lando 414 Lucia Lakes Cir S.R.
- 2 Barbara Spain 7 Pin Oak Pl. S.R.
- 3 Sophie Taylor 7550 OAKMONT DR. SR 95409
- 4 Greg Schwarz 4681 N State St, Ukiah, CA 95482
- 5 Nancy Chekmae 4681 N. St #3 Ukiah, CA 95482
- 6 V. Taylor 7550 Oakmont Dr, S.R.
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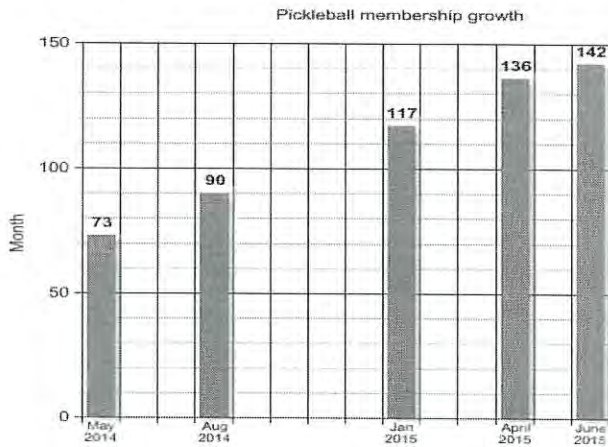
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- 1 Noel Lyons 480 Hillstate Dr SR 95409
- 2 Michael Martin 6340 Meadow Ridge Dr SR 95409
- 3 JAN CONKLIN 409 SINGING WOODS LN SR 95409
- 4 GREG CONKLIN 409 SINGING WOODS LN SR 95409
- 5 MARTIN JOHNS 387 MIRAMonte Pl 95409
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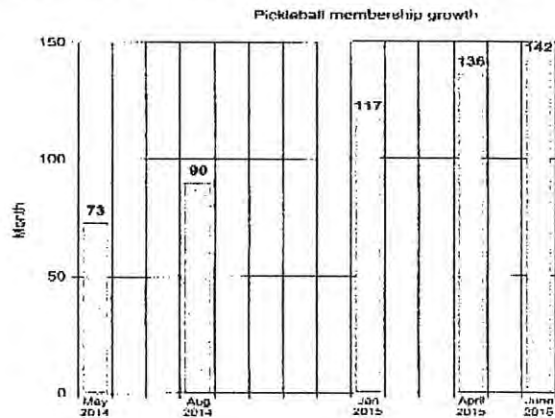
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- 1 Kat Kepus 437 Trail Ridge Pl Oakmont
- 2 Les Ross 437 Trail Ridge Pl Oakmont
- 3 Mary Rychly 417 Trail Ridge Place Oakmont
- 4 ED BIGLINI 417 TRAIL RIDGE PLACE OAKMONT
- 5
- 6
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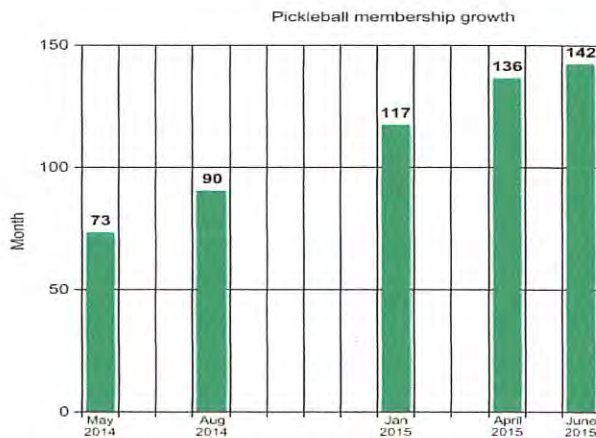
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- 1 Elaine Booth 6522 Meadowgreen Pl Oakmont
- 2 STEVE SPANIER 6522 MEADOWGREEN PL OAKMONT
- 3 Rose West 6542 Stone Bridge Oakmont
- 4 M. Webb 6538 Stone Bridge Rd Oakmont
- 5
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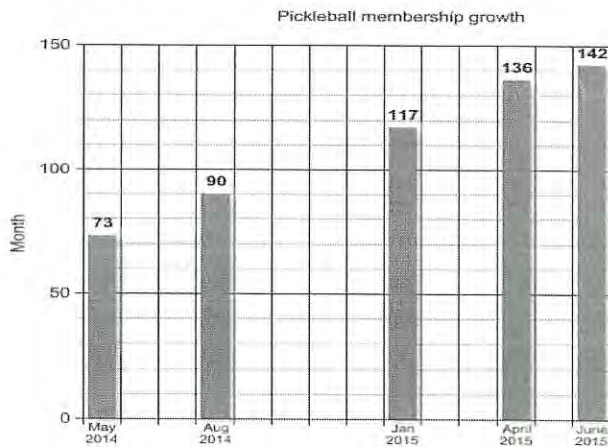
Architectural plans, Acoustic studies, and visual renderings are now complete. Every possible location in Oakmont has been studied. The only feasible location for the courts is the proposed area behind the Central Rec pool, near the abandoned putting green.

The project has been going through the Oakmont administrative process for nearly two years, and the OVA board members have consistently voted to keep the project moving forward. There are, however, some residents who oppose the project. They are also our friends and neighbors, but do not share our vision for the future of Oakmont.

If you are in favor of this exciting "senior sport" being a permanent part of Oakmont, and you see it as a valuable asset to present and future residents, please sign below.

With Respect,
Oakmont Pickleball Club

We're growing fast
- we average 5 new
members per
month!



Name & Address

- 1 Mary Lord - 208 Mockingbird Cir., Santa Rosa, CA
- 2 Tom Sargent 7110 Fairfield Dr. "
- 3 FRANK TARNOLLO OAKMONT
- 4 BOB MOE 325 OAK LEAF CIRCLE, SR, CA 95409
- 5
- 6
- 7
- 8
- 9
- 10

Most Esteemed Friends,

Members of the Oakmont Pickleball Club are reaching out to our friends and neighbors who support pickleball in Oakmont, and are in favor of the proposed new courts. After all the very first item of Oakmont's Articles of Incorporation states:

"The specific and primary purpose for which this corporation is formed is to provide athletic and recreational and club facilities for the use of the members of the corporation and their guests."

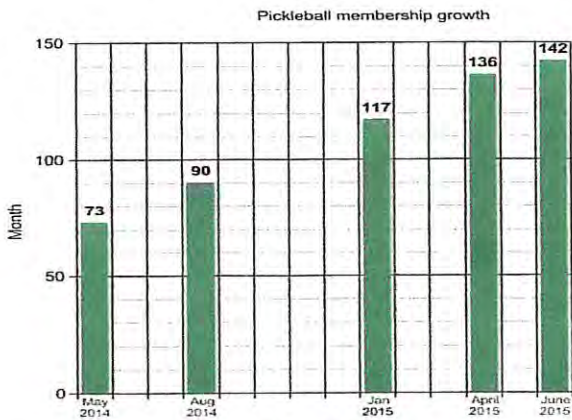
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Oakmont Pickleball Club

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month!



Name & Address

- 1 Audrey Sherfey 11 PIN Oak Pl SANTA ROSA, CA
- 2 Dana McKinnis 2023 GARDENVIEW PL SR
- 3 Tricia Hoffman 120A Jewell Ave Sebastopol
- 4
- 5
- 6
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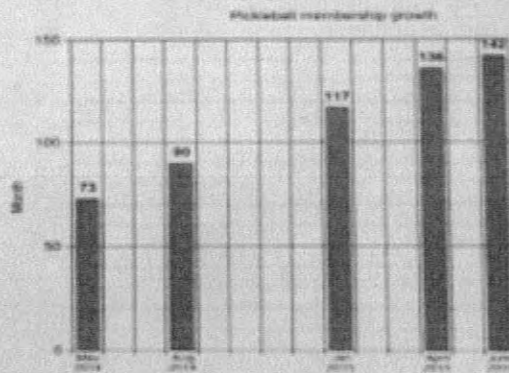
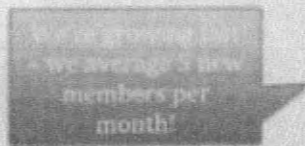
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With Respect,
Oakmont Pickleball Club



Name & Address

- 1 Sagey Spudis, T. SEGERBERG, 423 TRAIL RIDGE PL
- 2 Glenn Spudis, H. - 11 - , - 11 -
- 3 _____
- 4 _____
- 5 _____
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____

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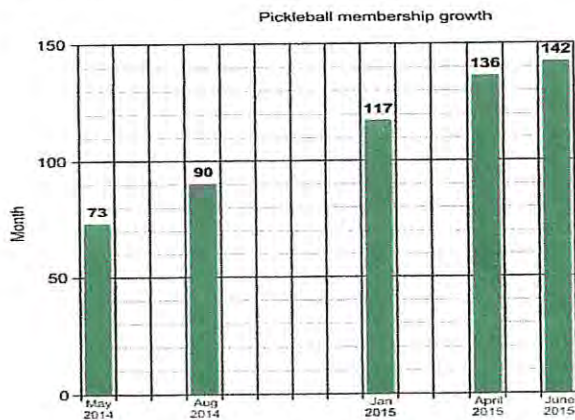
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With Respect,
Oakmont Pickleball Club

We're growing fast - we average 5 new members per month!



Name & Address

1 Mary DeShazo 1636 Arroyo Sierra Drive 95405

2 _____

3 _____

4 _____

5 _____

6 _____

7 _____

8 _____

9 _____

10 _____

ATTACHMENT 13G

Murray, Susie

From: Shirley Liberman <shirliber@sbcglobal.net>
Sent: Wednesday, December 02, 2015 3:24 PM
To: Murray, Susie
Subject: PIckleball at Oakmont

Hi

I can hardly believe that we are still unable to go ahead and get pickleball courts built at Oakmont.

One of the reasons I and my partner chose to live here was for the many facilities provided here. It is named an Active Adult Community and many of us living here want to remain active. Pickleball is ideal for a senior community and we need your support to help us to get this accomplished.

PLEASE let us build some pickleball courts.

Shirley Liberman

1034 Oak Mesa Drive

Santa Rosa, ca. 95409

Sent from my iPad

Murray, Susie

From: Elaine Booth <elainesbooth@gmail.com>
Sent: Friday, November 27, 2015 3:46 PM
To: Murray, Susie
Subject: In support of Pickleball

Dear Susie Murray,

Pickleball is a fun and fast-growing activity in senior communities all over the country and should be part of the activities offered at Oakmont. These activities are an asset to our community, positively affecting both our health and property values.

As a matter of fact, according to Oakmont's Articles of Incorporation, "The primary purpose of incorporating is to provide athletic, recreational and club facilities." *Let me repeat: THE PRIMARY PURPOSE.* Pickle ball meets all the specified criteria. Furthermore, the courts require very little upkeep. And lastly, Oakmont has the money to build the courts.

Various pickleball building sites have been considered, but clearly the most logical site for this active and social sport is at the *Central Activities Center*. With its gym, pool, locker rooms, bathrooms and parking, all the site needs are courts and bicycle racks!

As City Planner I hope you'll appreciate all the work that has gone into the plans for pickleball courts at Oakmont Village, how quickly the sport has grown here, and how the community benefits from this addition to other clubs, activities and sports offered.

Sincerely,
Elaine Booth
6522 Meadowgreen Pl
Santa Rosa, CA 95409

Murray, Susie

From: Melissa <melj@sonic.net>
Sent: Friday, November 27, 2015 4:26 PM
To: Murray, Susie; ova.bod.batchelor@sonic.net
Cc: Jay
Subject: Ellen, the OVA Board meeting interrupter

Dear Interested Parties Regarding Pickleball in Oakmont,

In a couple months the discussion and decision on building a new pickleball facility will become a three year process. The positives for the ENTIRE community have been stated over and over and yet again. The same vociferous nay-sayers have reached a new level, even titling their group 'insanity stoppers'. Their petition seekers are using false information to get signers. The use of social media has gone rampant, almost predatory in spirit.

Twice Ellen(?) Resnick has stopped our governing community body from doing its business. It's beyond free speech, everyone knows her position. If a restraining order or something similar is possible, then OVA Board can do its job, business. Twice forcing the adjourning of monthly meetings, twice forcing the Board to seek legal counsel is costing ALL of us, the whole community, unnecessary expenses and time.

The new PB facility will enhance our senior community. We are an active community, physically and mentality. It will bring Oakmont up to par with other similar senior places. Realtors say they have interested parties asking, "Is there Pickleball?" It IS the fastest growing sport in SENIOR communities.

Unlike lawn bowling green, the three swim pools, the circulating bus, the cost to maintain PB courts is nil once built.

The best chosen site is in the central recreational zone with large children's pool, golf course, Petanque, and unused shuffleboard lanes. Also, the Center Activity Center with Fitness room, library, card room, computer, lawn bowl green, two outdoor ping pong tables, horseshoe pits.

Please, it is time the SR City issue a building permit so the OVA Board can decide and move forward. Never in the history of the WORLD will you get 100% of everyone in agreement to anything. Seeing the BIGGER picture, seeing what the FUTURE holds for SENIORS is the focus of our elected Board. We have dedicated, qualified members of our Board. Let them move forward. If this nightmare and decisive environment persists, No One will EVER chose to run for the OVA Board. Then what will Santa Rosa have?

Please don't let your decision go on and on.... Please.

Sincerely,
Melissa Bowers
171 Oak Shadow Drive
539-9089

Murray, Susie

From: Phil Arnold <aphil2002@hotmail.com>
Sent: Thursday, November 26, 2015 11:06 AM
To: Murray, Susie; ova.bod.batchelor@sonic.net
Subject: Pickleball at Oakmont

--Forwarded Message Attachment--

From: aphil2002@hotmail.com
To: smurry@srcity.org
Subject: Pickleball at Oakmont
Date: Thu, 26 Nov 2015 11:23:00 -0700

Hello and ---

Happy Thanksgiving in these troubled times. Although alive during WWII, Korea, Vietnam and our seemingly never ending involvement in the mideast, I am fortunate to have always been of an age not be considered useful in combat. I'm thankful for this and wish everyone else could have stayed at home as well.

On a much lighter note, I have not managed to escape the pickleball war here at Oakmont. Having grown up in Santa Rosa, attending Santa Rosa High, when it was the only high school in town, I will confess to referring to Oakmont as "Croakmont" or the "Valley of Death", imagining the residents as a bunch of old, "Get off my lawn", curmudgeons. After living out of state for a period of eight years, and moving back home, I strongly resisted my wife's pleas and realtor's advice, that Oakmont was the best choice for us. We have been here for another eight years during which time my spouse, a joiner, has been happily adjusted and I much less so.

Then, "Viola!" I was starting a hike up into Annadel one day and noticed some people playing tennis with ping pong paddles and a wiffle ball. Realizing this had to be what all the fuss was about, curiosity led me to give it a try. I have been playing three days a week now since last May. I still ride my Sportster and Royal Enfield; Kayak and hike but these are mostly solitary activities for me while Pickleball adds an element of socialization combined with sport that puts living in Oakmont in a different light for me.

So of course, I hope you will not be swayed by the negativity engendered by the "Stop Pickleball Insanity" folk and if at all feasible, help to insure that we can continue with our happy and healthy activity.

Phil Arnold
8839 Oak Trail Ct.
Santa Rosa, CA 95409

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Murray, Susie

From: jacala kinney <jacalagk@2ofus.org>
Sent: Tuesday, November 24, 2015 7:11 AM
To: Murray, Susie
Cc: ova.bod.batchelor@sonic.net
Subject: pickle ball

Dear Ms. Murray,

As an Oakmont resident who enjoys and wants to play more pickle ball I'm writing in support of city approval to build the proposed pickle ball courts. Currently it's difficult to get court time with so many others also wanting to play on the two temporary courts.

Physical activity is such an important party of staying healthy. Many of us find that pickle ball provides that opportunity.

I'm thanking you in advance for anything you can do to help Oakmont secure a construction permit for sorely needed pickle ball courts.

Sincerely,

Jacala Kinney

Murray, Susie

From: ronald leve <jagguy70e@gmail.com>
Sent: Tuesday, November 24, 2015 7:31 AM
To: Murray, Susie
Subject: pickleball at Oakmont

Hi, There has been a lot of controversy about why pickle ball at Oakmont. I discussed my participation in this sport with my cardiologist because 2 years ago I had a double by pass. I had 90% blockage in two heart arteries. I had enjoyed outdoor sports including tennis. NO MORE TENNIS was the instructions from my doctor. I told him, (Dr. Devlin), about pickle ball....a sport that is played on a court that is 1/2 the size of a tennis court and is much less strenuous and intense. He researched and said this should be good for you. I also have meniscus problems in both knees. Dr. Thompkins said this game will not be a problem. i am playing with others who have bad knee,s as well as other ailments that keep them form playing tennis and golf.. I can't tell you how great it is for us to be able to be outside doing this with these wonderful people, some who are even older than me.....I am 77 years old. We are having a great time together.....so....

...IS IT ANY WONDER THAT THIS IS THE FASTEST GROWING SENIOR SPORT IN THE COUNTRY????.....At the Finley center there are a huge amount of courts..what does this say for the sport?

There are a small group of about 8 people who are objecting to this sport and making a lot of noise. This is out of a community of almost 5,000. We have picked a location that is a commercial area, where only one home might have been affected. Our sound wall solved that problem. She complained bitterly, put her home up for sale and sold it. The real estate sheet mentioned a one of the amenities was close proximity to pickle board courts. There are about 2,500 other homes in Oakmont, and they cannot hear anything from our courts. Real estate people in this community have told me pickle ball is a good selling point for our community. All of our 120+ members will attest to that P.S. pickle ball is one the largest clubs in Oakmont.

We are an Adult community of around 5,000 people that want to attract younger vibrant people in order to stay relevant . We need them, and Santa Rosa needs them. Please help keep us achieve both of our goals by supporting our effort to present attractive options to our future buyers...Pickle Ball is in that category.

Yours truly....Ron Leve 7614 Oak Leaf Court, Santa rosa calif. (707) 539 2802

Murray, Susie

From: Peter Copen <pcopen38@aol.com>
Sent: Tuesday, November 24, 2015 6:04 PM
To: Murray, Susie; ova.bod.batchelor@sonic.net
Cc: pcopen38@aol.com
Subject: In Support of Pickleball at Oakmont

To Whom It May Concern:

May I get to the points:

1. Pickleball changed my life: I am unable to play tennis, basketball or golf for various physical reasons. Yet, Pickleball, is very doable and doesn't hurt my body. It gives me the workout I need every day to keep healthy.

It is also very social, and the connection with good people -- upbeat, laughing, having parties together and having fun in a club -- gives more meaning and purpose to my life. I look forward to playing pickle ball every day.

2. "See me now or see me later": Pickleball is here to stay. It ain't going away. And it is growing in popularity in senior communities. So, it seems to me, that an investment now will be a wise financial choice.

Thanks for your attention.

Peter and Nan Copen
445 Crestridge Place
Santa Rosa, CA 95409

Murray, Susie

From: Rich Sykes <knotrich@outlook.com>
Sent: Monday, November 23, 2015 7:18 PM
To: Murray, Susie; OVA Board of Directors
Cc: Kay Sykes
Subject: The Health of Oakmont

To the Oakmont Board of Directors and the Santa Rosa Planning Commission:

Kay and I have lived in Oakmont for 11 years; it's been a fantastic community to have chosen for retirement living. We so appreciate the many diverse activities available to us and are forever grateful to those who came before us and had both the vision and wisdom to invest in all that we enjoy today.

While Pickleball has had more than its share of controversy, we believe that Pickleball is an important addition to the community and is consistent with, and honors, the vision and values of those who have come before us. We believe the ad hoc Pickleball Committee has more than adequately addressed the relevant issues surrounding Pickleball in Oakmont, and urge the OVA Board to support and invest in Pickleball for our Community.

We wish you the best in your decision.

FYI: I play Pickleball 8 to 10 hours each week, and have for more than 2 years. I've lost 10 lbs.; my cholesterol has finally dropped below recommended levels, even with a dramatic increase in good cholesterol, because of the rigors of Pickleball. I truly feel healthier today than I have in 15 years and I'm having more fun too! I'm confident, hands down, that the Oakmont Pickleball project could be justified on the long-term cost benefits of our citizens health alone.

Cheers,
Rich & Kay Sykes
[161 Valley Lakes Dr](#)

Murray, Susie

From: Judy Salmina <jsalmina@hotmail.com>
Sent: Monday, November 23, 2015 5:00 PM
To: ova.bod.batchelor@sonic.net
Cc: Murray, Susie
Subject: PB

My husband and I travel a lot and wherever we go there r pickle ball courts. Denver, 2 years ago had none and now there r many. It caught on fast as everywhere!!! Oakmont needs them and it will only help to attract newbies to our wonderful community!!!

Sent from my iPhone

Murray, Susie

From: William Salmina <wsalmina@sonic.net>
Sent: Monday, November 23, 2015 5:18 PM
To: Murray, Susie
Cc: ova.bod.batchelor@sonic.net
Subject: OAKMONT PICKLEBALL

As a resident of Oakmont, I STRONGLY SUPPORT the current proposed plan of a pickle ball facility in our community. The Oakmont Village Association has already invested substantial \$\$ in fulfilling your revision requests.

Please allow our elected OVA board determine the feasibility of the project.

Sincerely yours:

William L. Salmina, 7406 Oakmont Dr., Santa Rosa, CA 95409

Murray, Susie

From: Lew Gross <lewgross@yahoo.com>
Sent: Monday, November 23, 2015 5:58 PM
To: Murray, Susie
Subject: Pro Oakmont pickle all

I moved to Oakmont 2 years ago. About a year and a half ago I started playing pickleball. It keeps me physically active, and has afforded me the opportunity to meet and make many friends. Oakmont is an active senior community. As times change , Oakmont needs to also change to continue to attract homeowners. Pickleball is a growing sport and continually attracting more players. New permanent courts will add to already desirability of Oakmont.

Thanks you
Lewis Gross
Oakmont resident
Sent from my iPhone

Murray, Susie

From: Nadya Mool <nadyamool@live.com>
Sent: Monday, November 23, 2015 6:00 PM
To: Murray, Susie
Subject: Oakmont Pickleball Supporter

Nov. 23, 2015

Hello,

I am an avid supporter of pickleball becoming part of the Oakmont community. It has been a positive influence in helping me to stay young, in spirit and in body.

I am so disappointed and embarrassed there are those in our community who oppose this idea by name calling (are pickleball advocates really insane?) and insisting it will ruin our lifestyle. It IS their opinion, and they have the right to oppose the idea, and yet I question why professional, less emotional comments could not be expressed.

I hope you actually read this letter and understand my strong desire that this sport become part of Oakmont. We will then join the growing number of players around the nation who also enjoy playing this refreshing, rewarding contemporary game.

I send you my best regards,

Nadya Mool

421 Trail Ridge Place

Santa Rosa, CA

Murray, Susie

From: Kay Sykes <ckay50@icloud.com>
Sent: Monday, November 23, 2015 7:42 PM
To: ova.bod.batchelor@sonic.net; Murray, Susie
Subject: Oakmont pickle ball

Greetings!

I encourage you to move forward on the pickle ball courts in Oakmont. It's truly one of the best additions in the last few years, as makeshift as its been. Please help to keep Oakmont youthful and active with this fun and social sport. Many will attest it is the best remedy for aging bodies and tired spirits. You will not regret taking the leap and making the courts happen.

Thank you for promoting good health and well being for Oakmonters.

Kay Sykes

Murray, Susie

From: Bev Leve <hikingbev@gmail.com>
Sent: Monday, November 23, 2015 8:08 PM
To: Murray, Susie
Subject: Oakmont Pickleball and why it is so good in our community

I play a little pickleball and it is a joyous and thoroughly satisfying experience. The exercise is good and it is one of the few sports I can do—it is a forgiving sport on the knees and joints.

We laugh and socialize and exercise when we play. That is a powerful triple plus

A lot of people are against us playing at Oakmont and I find that sad. How could anything that is good for you and so much fun be a bad thing?

Thank you

Bev Leve
7614 Oak Leaf Drive
Santa Rosa, CA 95409
707 539-2802

Murray, Susie

From: Joan Seliga <joanseliga@icloud.com>
Sent: Monday, November 23, 2015 8:19 PM
To: ova.bod.batchelor@sonic.net; Murray, Susie
Subject: Pickleball in Oakmont

I have lived in Oakmont for over 18 years. What I love most about Oakmont are the friendly people and the many activities available to me.

I have always loved watching and participating in all kinds of sports. It keeps me happy and healthy. When I was younger I played tennis at a 4.0-4.5 level and I loved it. I stopped playing a few years ago and decided to concentrate on golf. I love golf but missed tennis until I found Pickleball about a year and a half ago. Pickleball is now a passion for me. I love it. The games are quick, very competitive, and very friendly. I have made some very special friends with my new sport. I'm really amazed that I my age (74) I could find a new sport that I play well and I love. It is a sport that so many people could learn to play at many different levels and all could enjoy it as much as I do.

There are lots of negative things associated with getting older but Pickleball isn't one of them. PLEASE KEEP PB IN OAKMONT.

Thank you,
Joan Seliga
1021 Oak Mesa Dr
SR, 95409

Sent from my iPad

Murray, Susie

From: Joan Seliga <jmseliga@sbcglobal.net>
Sent: Monday, November 23, 2015 8:33 PM
To: ova.bod.batchelor@sonic.net; Murray, Susie
Subject: Pickleball in Oakmont

I have never played Pickleball.

My wife and I have lived in Oakmont for 18 years.

One of the things I loved about Oakmont was the golf my wife and I played together. We both love the sport.

In recent years I have developed many physical problems and I am no longer able to play golf or any other sport. My inability to participate in physical activities has affected not only my life but also my wife's. Thank goodness for Pickleball.

She plays Pickleball three times a weeks and she really enjoys herself. I can't join her but I am thrilled that she has a new special sport that she can play without me. Pickleball is an important new sport for Oakmont. I hope it is here to stay.

Richard Seliga

1021 Oak Mesa Drive

Santa Rosa, CA. 95409

Sent from my iPad

Murray, Susie

From: Dave Chalk <chalk@sonic.net>
Sent: Monday, November 23, 2015 10:46 PM
To: Murray, Susie
Subject: Pickleball

November 23, 2015

When I first heard about pickleball a couple of years ago, I didn't know anything about it but thought it sounded like fun. So I started going to the beginner sessions on Monday mornings where we were taught the basics of the sport by some of the experienced players. I loved it immediately and have continued to play once or twice a week.

It means a lot to me to be welcomed by the group even though I am far from being an expert player. It is a sport for all levels of play and for all ages. Because of its increased popularity and growing number of players in Oakmont, I feel that pickleball, with its own courts, should definitely be a sport offered to this community. It will attract residents and may turn residents away if we don't have it available.

Sincerely,

Joan Chalk
7592 Oak Leaf Dr.
Santa Rosa, CA 95409
(707)539-8847

ATTACHMENT 13H

Murray, Susie

From: M. LeValley <mbandjon@gmail.com>
Sent: Wednesday, December 02, 2015 2:41 PM
To: Murray, Susie
Subject: Oakmont Village Central Park

Dear Ms. Murray,

My husband Jon LeValley and I are residents at Oakmont. We are completely opposed to the building of the Oakmont Village Central Park- for several reasons.

The first being that it's placement is to be by the Central Pool area. There is a beautiful view at this pool that will be blocked by the (let's face it) Pickleball Courts and their "Sound Barrier" walls. The walls will be ugly.

Secondly, the "Park" will take up some of our much needed parking. Anytime there is an event, the Parking lot is packed. In the Summer, without an event planned, the parking lot is full from those using the pool, library and gym. If there are any classes i.e. Computer, or Bridge at the same time, it's difficult to find parking.

There has been a lot of discussion about dividing up the current tennis courts and making some of the for Pickleball only. It would still require some type of sound barrier, as we are able to hear them playing Pickleball at the East Rec. Center, and we are at 315 Miramonte Pl.

We are asking that the current plans be denied, and further inspection and studies be done to see about dividing up tennis courts, and preparing a sound and sun barrier for them. We are not anti- Pickleball, as the Pro- Pickleball players have called us, but are Conservationists.

We want to save that last piece of open area that gives us a view, not to mention peace and quiet while we are sunbathing/ using the pool. We can go out to the pool, and at times it is so quiet and serene. There are no words, at least that we can think of, to describe the beauty of the view from the pool.

Those of us who enjoy and appreciate this rare site, are heartbroken to think that this could be taken away from us. Many of us here at Oakmont would like to keep the pool and surrounding areas just as they are.

Thank you for your consideration in this matter,

Jon and Maribeth LeValley

Murray, Susie

From: Murray, Susie
Sent: Wednesday, December 02, 2015 10:33 AM
To: 'Kimber Patterson'
Cc: Rose, William
Subject: RE: Inaccurate Notice of Public Hearing Sign in Oakmont

Good morning Ms. Patterson,

The sentence that you're questioning comes directly from the Zoning Code. Basically what it says is that there may be errors in noticing and, depending on the severity of those errors, it allows the review authority to review and take action on a project. In other words, the hearing will proceed as scheduled on December 10, 2015.

I hope that helps clarify.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Kimber Patterson [<mailto:kimber@pattersonrecruiting.com>]
Sent: Wednesday, December 02, 2015 8:55 AM
To: Murray, Susie
Cc: Rose, William
Subject: Re: Inaccurate Notice of Public Hearing Sign in Oakmont
Importance: High

Dear Ms. Murray,

Thank you for your response, but I'm confused by the last line. I've read it four times and still don't quite understand it. Can you please explain? Again, only a handful of residents received the mailed Notice of Public Hearing with the language about reduced parking. The parking capacity at that location is of huge concern to most residents. The majority of Oakmont residents will only have the sign to rely upon for information (and I, like many others, do not subscribe to the the Press Democrat). Without the language about the reduced parking on the sign as well as the change from "sports courts" to "multi-use courts", it may affect the rights of Oakmont residents.

I look forward to hearing from you.

Kimber Patterson

On Dec 1, 2015, at 5:33 PM, Murray, Susie <SMurray@srcity.org> wrote:

Ms. Patterson,

Thank you for taking the time to express your concern regarding the difference in language between the public sign posted at the site and the notice that was both mailed to Oakmont residents within 400 feet of the subject site as well as published in the Press Democrat on November 29, 2015. I can assure you that the intent was not to confuse anyone. Per Zoning Code Section 20-66.020(A)(3), a defect (failure)

in the notice procedure shall not affect the jurisdiction or authority of a review authority to take action on a matter, unless otherwise provided by law applicable to and binding upon a charter city.

I hope this information helps.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

<image001.jpg>

From: Kimber Patterson [<mailto:kimber@pattersonrecruiting.com>]

Sent: Tuesday, December 01, 2015 11:47 AM

To: Murray, Susie

Subject: Inaccurate Notice of Public Hearing Sign in Oakmont

Importance: High

Dear Ms. Murray,

My name is Kimber Patterson and I live on StoneBridge Road in Oakmont. I would like to bring to your attention that the Notice of Public Hearing sign posted in the Central Activity Area in Oakmont (please see the attached photo) is incomplete, inaccurate and misleading. The first paragraph of the notice some Oakmont residents received from the City of Santa Rosa Department of Community Development (also attached) reads as follows:

"The Planning Commission will consider a conditional use permit for Oakmont Village Central Park **including the installation of four sports courts and a parking reduction** for the property located at 6633 Oakmont Drive, Assessor's Parcel No. 016-110-037, File No. MNP14-014." (Phrase in bold is my emphasis.)

However, the Notice of Public Hearing sign posted in the Central Activity Area in Oakmont has the following language:

"The Planning Commission will consider a conditional use permit for Oakmont Village Central Park, **including the installation of four multi-use sports courts**, for the property located at 6633 Oakmont Drive, Assessors Parcel No. 016-110-037, File No. MNP14-014." (Phrase in bold is my emphasis.)

Please note the **addition** of "MULTI-USE" to the description of sport courts and **omission** of "PARKING REDUCTION" language. Omitting the language about parking reduction is particularly misleading and troubling because, as you know, parking capacity has been an issue of great concern to Oakmont residents with respect to this and other projects. Since most Oakmont residents did not receive any Notice of Public Hearing from the City, the two signs posted in the Central Activity Area are their only source of information.

I believe the inaccurate and incomplete information on those two signs may and will cause confusion, and may affect the rights of Oakmont residents. We need accurate and complete information or it could have serious negative effect on participation in the public hearing, and residents' preparedness to speak on the issues related to the proposed project, including parking reduction and the nature of courts to be constructed (pickleball vs. multi-use). Please require the OVA to post correct signs within the time limit required under the applicable City of Santa Rosa policy or postpone the hearing until such time as this problem is corrected.

Thank you. I would appreciate an email response back just to confirm your receipt of this message.

Best regards,

Kimber Patterson
6443 Stone Bridge Road
Santa Rosa, CA 95409

6443 Stone <image002.jpg><image003.jpg>

Murray, Susie

From: Murray, Susie
Sent: Tuesday, December 01, 2015 8:34 AM
To: 'kerrykaren'
Subject: RE: RE:OVA Oakmont quick prepquestions

Kerry,

Please see my comments below. Hope that helps.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: kerrykaren [mailto:kerrykaren@sbcglobal.net]
Sent: Tuesday, December 01, 2015 1:23 AM
To: Murray, Susie
Subject: RE: RE:OVA Oakmont quick prepquestions

Hi Susie Murray:

I'll be stopping by today 12/1 to review the supplementary documents. I have the original photos for Visual Impact- What is the latest appropriate date to file additional documents, so you have time to process them and time to be studied?- appointed date 12/10, 4:00 pm **All documents should be provided by noon tomorrow, 12/2. Anything provided after that time will require eleven hard copies. Please keep in mind there are four public hearings scheduled on the 12/10 Planning Commission agenda. I would recommend getting whatever you have now in by noon tomorrow to allow the Commissioners adequate time to review.**

At the City Planning Meeting:- my first experience

- 1) Is there a formal address when presenting? f.ex. "Members of the Planning Commission" **That's perfect**
- 2) What is the normal time allowed to speak? - 2-3 minutes? **3 minutes.**
- 3) If the appointment time is set for 4:00 pm how early can you arrive before? **I don't know what else is scheduled in the Council Chambers that day. If it were me, I'd arrive around 3:30 to get a good seat. The agenda will be posted on Thursday and, I believe, there will be three other items heard before the Oakmont Village Central Park project. If you arrive early, I would recommend a large, late lunch.**
- 4) Is there a "speaker's card" to be filled out or an order to speaking? **There will be yellow speaker cards available for you to fill out as you enter the Chambers.**

Again thanks you for your time
Sincerely, Kerry Oswald

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



Murray, Susie

From: Murray, Susie
Sent: Tuesday, December 01, 2015 8:21 AM
To: 'Carolyn Bettencourt'
Subject: RE: CITY OF SANTA ROSA PUBLIC HEARING FOR PERMIT FOR SPORTS COURTS IN OAKMONT - URGENT!

Hi Carolyn,

Please see my responses below. Hope the information helps.

Susie Murray | City Planner
Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 |
smurray@srcity.org

-----Original Message-----

From: Carolyn Bettencourt [mailto:carolynb178@comcast.net]
Sent: Tuesday, December 01, 2015 6:16 AM
To: Murray, Susie
Subject: CITY OF SANTA ROSA PUBLIC HEARING FOR PERMIT FOR SPORTS COURTS IN OAKMONT - URGENT!

Dear Susie,

Can you please answer the following questions we have ASAP regarding the upcoming public hearing for sports courts here in Oakmont.

1. What is the deadline for us to get the thumb drive with all the petition signatures to you? If you want the Planning Commissioners to have adequate time to review the petition along with all the other correspondence received, we need to have the thumb-drive by noon tomorrow so it can be uploaded and delivered with all other project materials. If you don't deliver it by noon tomorrow, you'll need to print eleven sets of hard copies. If you're still collecting signatures, I recommend getting me what you have now on the thumb-drive, and then printing any additional signatures received and delivering eleven hard copies of those a couple days before the meeting which will be held on December 10, 2015.
2. Will that also be the same deadline for submitting any other letters/documents to you? I should have all correspondence by noon tomorrow. Anything received after that will be referred to as "late correspondence" and delivered close to the meeting. Please keep in mind that there are four public hearings scheduled that day so there will be a lot of material for them to digest. I recommend getting everything you have by noon tomorrow. Anything received after that will also need eleven hard copies.
3. Can you tell me if there will be a live broadcast of the hearing? The meeting is broadcast live on Comcast Channel 28 and AT&T Channel 99. You can watch online at <http://srcity.org/government/council/Pages/councilmeetingarchive.aspx>.
4. From past experience, do you have a ballpark guess of how late this meeting could

potentially go? I wish I did. There are three other public hearings scheduled prior to the Oakmont Village Central Park project. The meeting begins at 4:00 and my understanding is that two of the three items before yours are expected to be relatively short. If it were me, I wouldn't arrive any later than 6:00, and I'd eat an early dinner.

Thanks for your help.

Sincerely,

Carolyn Bettencourt
Oak Leaf Drive
Oakmont

Murray, Susie

From: Murray, Susie
Sent: Monday, November 30, 2015 9:20 AM
To: 'Ellen Leznik'
Cc: Rose, William
Subject: RE: Urgent Request to Postpone December 10th City Hearing Regarding the Construction of New Pickleball Courts in Oakmont

Ms. Leznik,

As I've explained in the past, the action of the Planning Commission will not trump how the OVA Board proceeds. The Planning Commissioners will review all correspondence and listen to all testimony during the hearing and determine if the land use makes sense in that location. If they approve the project, there is no obligation to construct it. If they deny the project, the proposed courts are not allowed. Consideration of the CC&Rs/Bylaws are completely outside the City's purview.

With regard to the cost of the public hearing, the fees have already been paid. The City has run the announcement in the Press Democrat and mailed notices to property owners within 400 feet of 6633 Oakmont Drive and others who have requested to be added to that notification list. I received an On-site Sign Declaration stating that the required public hearing signs were erected on site on November 25th. Delays at this point may result in additional fees.

I'm sorry, but the December 10th hearing will proceed as scheduled. If you would like to set up a time to review the file again, let me know.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Ellen Leznik [mailto:el888@comcast.net]
Sent: Friday, November 27, 2015 1:46 PM
To: Murray, Susie
Subject: Urgent Request to Postpone December 10th City Hearing Regarding the Construction of New Pickleball Courts in Oakmont

Dear Ms. Murray,

I am writing to you to request that you postpone the upcoming December 10th City hearing regarding the construction of new pickleball courts in the Central Activity Center in Oakmont. On November 17, 2015 I submitted a petition to Mr. Frank Batchelor, OVA Board President, signed by 230 members of the Association who have the right to vote in Association's meetings pursuant to Article 4.1.1 of OVA Bylaws (a copy of OVA Bylaws is attached to this email for your convenience). The signatories, who represent more than 5% of the voting power of the Association, have called a special meeting for the purpose of taking a vote of the membership on whether or not the Association should proceed with construction of new pickleball courts in the Central Activity Center. Such action is being undertaken pursuant to Section 3.3 of our Bylaws and Section 7510(e) of California Corporations

Code (please see <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=corp&group=07001-08000&file=7510-7517>). The Board now has until February 15, 2016 to hold such special meeting.

As the representative of 230 signatories to the special meeting petition, I ask you to please postpone the December 10th hearing pending the outcome of this statutorily authorized democratic process. We believe that the results of the vote will provide the Board members with information necessary to ensure that they are acting in compliance with their fiduciary responsibilities, including their duty of loyalty to the Association as a whole. We understand that the Board may choose to ignore the vote and wishes of Association members, but we remain hopeful that it will not do so, especially this close to the Board election which, according to our Bylaws, will take place on April 4, 2016. To date 1159 Oakmont residents have signed a petition asking the Board to abandon the pickleball project. It is a remarkably large number given that last year only 1401 ballots were cast in our Board election. Such strong opposition to the proposed project prompted us to call the special meeting in order to give more substance and statutory framework to the voices of our Association members.

Finally, I would like to point out that we are not opposed to having pickleball in Oakmont. Quite to the contrary, we have been advocating for additional courts to be made available to pickleball players in the East Rec area of Oakmont where they have been playing for the last 2 years. We have made several offers to the proponents of the pickleball project to work with them on coming up with an alternative solution that will satisfy the majority of Oakmont residents. Thus far our offers have been ignored.

As you know, Oakmont is a 55+ retirement community. A large number of our Association members are elderly and/or disabled. Many of them live on limited fixed incomes and cannot afford significant increases in HOA dues or special assessments. It is their limited resources that will be wasted should an unnecessary and premature City hearing, paid for with OVA membership money, take place on December 10.

Thank you.

Ellen Leznik

Santa Rosa Planning Commission

Attention: Sandi Bliss, Administrative Secretary, sbliss@srcity.org

November 30, 2015

Dear Members of the Santa Rosa Planning Commission,

I am writing to ask you to decline approval of a permit that would allow the Oakmont Village Association (OVA) to construct pickleball courts at Oakmont's Central Recreation Center (CRC).

Since I will not be able to attend and speak at the December 10, 2015 public permit hearing, I shall send this letter. The intent of my letter is to inform you of how the OVA's pickleball proposal has affected me personally and negatively.

I was the owner of 307 Laurel Leaf Place, the house with closest proximity to the proposed pickleball courts at CRC. When I bought that house in June of 2013, there was no plan to construct a sports park next to my back yard. Six weeks after I retired and moved to Oakmont in July of 2014, I learned about a plan to build, adjacent to my property, a sports park with five pickleball courts, bleachers on each end for tournament viewing, a multi-use court with basketball capability, and multiple picnic tables. I am particularly sensitive to noise. The stress caused by the vision of a future of inescapable noise at my home affected my sleep and my health. For months after learning about this plan, my sleep was disturbed by recurring nightmares of players shouting, audience cheering, and the pop, pop, pop noise of a plastic whiffleball being struck with a wooden paddle.

My pleas to the Oakmont Board of Directors (BOD) not to build sports courts at the proposed central location went unheeded. The following is a quote taken from a letter that I sent to all members of the BOD: *"According to the Oakmont Village Declaration No. 1 of Protective Restriction recorded on April 24, 1964, Article V [Oakmont Village Association], Section 1 [Purposes of the Association], item (k) states: 'the Association is authorized, required, or permitted to do and perform any and all acts which may be necessary or proper . . . for the peace, health, comfort, safety and/or general welfare of the owners of any property subject to the jurisdiction of the Association.'* As an Oakmont property owner, I have valid concerns that the proposed Central Sports Center will negatively impact my peace, comfort, and general welfare."

Disregarding the valid concerns that were raised by me, my neighbors, and many other Oakmonters, the BOD has proceeded with a modified plan to build pickleball courts at the CRC. I realized that if I wanted a less stressful life, restful sleep, and peace of mind, I would have to sell my retirement dream home. I felt I was young enough to uproot and begin again. But for my neighbors, who are in their eighties, that is not a viable option. I worry for them if the dreaded central pickleball courts are built.

I sold my dream house on Laurel Leaf Place in May of 2015, primarily because of the threat of noise from proposed sports courts next to my back yard. The couple who purchased my house, the Lanes, were made aware of the possibility that sports courts might be constructed adjacent to their property. They

were also informed that, because there has been so much opposition to the project, those sports courts might never get built. Weighing the positives of buying that Laurel Leaf house against the potential negative of nearby sports courts, they took the risk and bought my house. The Lanes do not want pickleball courts adjacent to their property. They have signed the petition that asks the BOD not to build pickleball courts at the Central Recreation Center.

As for me, I moved three times within one year. It was stressful, to say the least. Following the sale of my house on Laurel Leaf Place, I moved into a rental house, and then moved again into a quiet house that I purchased on Stone Bridge Road. I am content here. Now I sleep restfully and my health is restored. On the downside, because I spent so much money on my new house and will be hit with capital gains tax on the sale of my Laurel Leaf house, I find I need to supplement my pension income. I will likely have to come out of retirement and return to work. None of this upheaval is what I had envisioned when I retired to this Oakmont community.

Like other opponents of the plan to build pickleball courts at the CRC site, I am NOT opposed to having pickleball courts available in Oakmont. It is the central location that we oppose. Oakmont already has eight underutilized tennis courts. Some of those courts could be re-stripped for use by pickleball players, thereby saving hundreds of thousands of dollars that would be spent on creating new courts at CRC.

The proposal to construct pickleball courts at the CRC site has caused MUCH dissention within Oakmont. It's time to stop this contentious proposal. Please do not approve a permit to build pickleball courts at the Oakmont Central Recreation Center.

Sincerely,

Linne L. McAleer
6381 Stone Bridge Road
Santa Rosa, CA 95409
707-800-7992

Murray, Susie

From: Ellen Leznik <el888@comcast.net>
Sent: Friday, November 27, 2015 1:46 PM
To: Murray, Susie
Subject: Urgent Request to Postpone December 10th City Hearing Regarding the Construction of New Pickleball Courts in Oakmont
Attachments: Article of Incorporation and Bylaws.pdf

Dear Ms. Murray,

I am writing to you to request that you postpone the upcoming December 10th City hearing regarding the construction of new pickleball courts in the Central Activity Center in Oakmont. On November 17, 2015 I submitted a petition to Mr. Frank Batchelor, OVA Board President, signed by 230 members of the Association who have the right to vote in Association's meetings pursuant to Article 4.1.1 of OVA Bylaws (a copy of OVA Bylaws is attached to this email for your convenience). The signatories, who represent more than 5% of the voting power of the Association, have called a special meeting for the purpose of taking a vote of the membership on whether or not the Association should proceed with construction of new pickleball courts in the Central Activity Center. Such action is being undertaken pursuant to Section 3.3 of our Bylaws and Section 7510(e) of California Corporations Code (please see <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=corp&group=07001-08000&file=7510-7517>). The Board now has until February 15, 2016 to hold such special meeting.

As the representative of 230 signatories to the special meeting petition, I ask you to please postpone the December 10th hearing pending the outcome of this statutorily authorized democratic process. We believe that the results of the vote will provide the Board members with information necessary to ensure that they are acting in compliance with their fiduciary responsibilities, including their duty of loyalty to the Association as a whole. We understand that the Board may choose to ignore the vote and wishes of Association members, but we remain hopeful that it will not do so, especially this close to the Board election which, according to our Bylaws, will take place on April 4, 2016. To date 1159 Oakmont residents have signed a petition asking the Board to abandon the pickleball project. It is a remarkably large number given that last year only 1401 ballots were cast in our Board election. Such strong opposition to the proposed project prompted us to call the special meeting in order to give more substance and statutory framework to the voices of our Association members.

Finally, I would like to point out that we are not opposed to having pickleball in Oakmont. Quite to the contrary, we have been advocating for additional courts to be made available to pickleball players in the East Rec area of Oakmont where they have been playing for the last 2 years. We have made several offers to the proponents of the pickleball project to work with them on coming up with an alternative solution that will satisfy the majority of Oakmont residents. Thus far our offers have been ignored.

As you know, Oakmont is a 55+ retirement community. A large number of our Association members are elderly and/or disabled. Many of them live on limited fixed incomes and cannot afford significant increases in HOA dues or special assessments. It is their limited resources that will be wasted should an unnecessary and premature City hearing, paid for with OVA membership money, take place on December 10.

Thank you.

Ellen Leznik

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

ARTICLES OF INCORPORATION & BY-LAWS

AS AMENDED NOVEMBER, 1991; SEPTEMBER, 1992

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INFORMATIONAL NOTICE

This booklet is produced for the members of the Oakmont Village Association. It is the sincere desire of the Board of Directors that each person who is a member of the Association, either by virtue of land title or by residence in Oakmont, will take the time to study the Articles of Incorporation and the By-Laws contained herein.

The By-Laws are intended to conform to the Calif. NonProfit Corporation Law especially Part 3, Non Profit Mutual Benefit Corporations; other State and Federal Statutes affecting the corporation, the Protective Restrictions for Oakmont Standard and Condominium subdivisions (C.C. & R.s) and the Articles of Incorporation.

Each person/s who purchased an interest in property within Oakmont was given a copy of the Protective Restrictions applying to his form of ownership and a copy of the Articles and By-Laws which are the governing documents for the Oakmont community. These should be carefully preserved and studied.

From time to time the Calif. Legislature has enacted law which changed or has overridden some provisions of the above listed governing documents such as:

In 1987, portions of the Davis-Sterling Common Interest Development Act were amended. Civil Code #1336 (b) now provides that

“Notwithstanding more restrictive limitations placed on the board by the governing documents, the board of directors may not impose a regular assessment that is more than 20 percent greater than the regular assessment for association’s preceding fiscal year or impose special assessment which in the aggregate exceed 5 percent of the budgeted gross expenses of the association for that fiscal year without the approval of owners, constituting a quorum, casting a majority of the votes at a meeting or election of the Association... For the purposes of this section Quorum means more than 50% of the owners of an Association.”

The governing documents of the Association are consistent with various Department of Real Estate regulations, such as:

If a residential subdivision interest is owned by more than one person, each such person shall be a member of the Association but there shall be no more than one vote for each residential subdivision interest. Calif. Ad. Code, Title 10 Sec. 2792.18

**ARTICLES OF INCORPORATION
OF
OAKMONT VILLAGE ASSOCIATION**

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, all of whom are citizens and residents of the United States of America, have this day voluntarily associated ourselves together for the purpose of forming a corporation under the General NonProfit Corporation Law of the State of California, and we do hereby create a body corporate and certify:

First: That the name of this corporation is:

OAKMONT VILLAGE ASSOCIATION

Second: the corporation's purposes are:

(a) The specific and primary purpose for which this corporation is formed is to provide athletic and recreational and club facilities for the use of the members of the corporation and their guests.

(b) To buy, sell, lease, hold and enjoy all types of real and personal property necessary and/or convenient for the uses and purpose for which this corporation is formed, and in connection therewith, to borrow money, and to mortgage, pledge, or otherwise hypothecate the property belonging to the corporation.

(c) To enter into contracts and to do all other acts necessary or expedient for the administration of the affairs and the attainment of the purposes of this corporation.

(d) To have and to exercise all rights, and powers from time to time granted to corporations by law which are not inconsistent with the General Non-Profit Corporation Law of the State of California.

The above purposes and clauses shall not be limited by reference to or by inference from one another, but each such clause shall be construed as a separate statement, conferring independent purposes and powers upon the corporation.

Third: This corporation is organized pursuant to the General Non-Profit Corporation Law of the State of California. This corporation does not contemplate the distribution of gains, profits or dividends to its members. The property of this corporation now owned or hereafter acquired is irrevocably dedicated to the purpose of the corporation. Neither the property of the corporation nor any income derived therefrom, or from the activities of the corporation or otherwise acquired by it shall at any time inure to or be distributed to or for the benefit of any officer, director or member of this corporation.

Fourth: No part of the activities of this corporation shall consist in carrying on propaganda or otherwise attempting to influence legislation.

Fifth: That the county in this state where the principal office for the transaction of business of this corporation is to be located is Sonoma County.

Sixth: (a) The number of directors of this corporation shall be seven (7).

(b) The names and address of the persons who are appointed to act as first directors are:

H. N. Berger 2655 Lombardy Road, San Marino, California

Frances C. Berger 2655 Lombardy Road, San Marino, California

A. J. Bergh 911 Panorama Drive, Arcadia, California

Seventh: The authorized number and qualification of members of this corporation, the different classes of membership, if any, the property voting, and other rights and privileges of each class of membership, and the liabilities of each or all classes for dues and assessments, and the method of collection thereof, shall be set forth in the by-laws of this corporation.

Eighth: This corporation is authorized on a non-stock basis, and shall not have the power to issue capital stock.

Ninth: This corporation shall have the power to levy assessments and charges against its members for the purpose of raising funds with which to accomplish the corporation's purposes. Said levys and assessments shall be made and used as provided in the by-laws of this corporation.

IN WITNESS WHEREOF, the persons who are named above as first directors of this corporation have executed these Articles of Incorporation this 6th day of October 1963.

/s/ H. N. BERGER

/s/ FRANCES C. BERGER

/s/ A. J. BERGH

BY-LAWS OF OAKMONT VILLAGE ASSOCIATION

ARTICLE I NAME AND LOCATION

The name of this corporation is Oakmont Village Association, hereafter referred to as the "Association". The principal office of the Association shall be located at the community known as "Oakmont" as the same shall be designated from time to time in the Official Records of Sonoma County, California.

ARTICLE II MEMBERSHIP, DUES AND ASSESSMENTS

2.1 Membership Rights and Obligations. There shall be only one class of membership in the Association and the rights, privileges and obligations of all members shall be as is provided for in these By-Laws.

2.2 Qualification for Membership. Membership in the Association shall be composed of all persons who shall:

2.2.1 Hold legal title to, or be a beneficial owner of, a residential unit within Oakmont, or in any tract of land which shall become a part of the development known as "Oakmont and/or the owners of which shall become entitled to membership in this association pursuant to agreement entered into between this association and the developer of said tract of land provided, however, that no person, firm or corporation acquiring title to any part of said property as security for the payment of money or for the performance of any other obligation shall thereby become entitled to membership.

2.2.2 Be a purchaser under a contract or agreement for the purchase of a residential unit within Oakmont, as described in (2.21) above, under the terms of which said purchaser is entitled to possession; provided, however, that in such instance the holder of legal title to the residential unit shall not be qualified for membership.

2.2.3 Be a lessee under a lease entitling possession of an apartment unit in Oakmont Gardens.

2.3 Assignment of Privilege Rights to Lessee. A member having the privilege of use of all common areas and recreational facilities of the Association may transfer or assign that privilege to a lessee who, under a lease, is entitled to possession of the member's residential unit for a period of more than thirty (30) days, subject to the following conditions:

2.3.1 The lessor shall have formally assigned to the lessee all of the lessor's membership privileges relating to the use and enjoyment of the

Association's common areas and recreational facilities, which assignment, in a form acceptable to the Association, is filed with its Secretary and,

2.3.2 For so long as such assignment is in effect, the lessor shall not be entitled to exercise the privileges so assigned.

2.4 Certification of Membership. The records of the Secretary of the Association showing that a person is a member thereof shall be conclusive with respect to exercise by said person of the rights, privileges and obligations of membership.

2.4.1 The Board of Directors shall provide for the issuance to members of appropriate evidence of membership in the Association.

2.5 Termination of Membership. A membership in the Association based on ownership of a residential unit within Oakmont shall terminate when the member's title is conveyed or transferred by written instrument or by operation of law.

2.5.1 A membership in the Association based on leasehold in a residential unit or an apartment in Oakmont Gardens shall terminate upon expiration of the lease.

2.6 Dues and Assessments. The members of the Association shall be liable for payment of such Regular Dues (referred to as general charges and assessments in 2.61), Special Assessments and Special Charges as may from time to time be fixed and levied by the Board of Directors.

2.6.1* The general charges and assessments levied against each dwelling unit shall be based upon the number of persons residing in each such dwelling unit. Such general charges and assessments shall not be less than One Dollar (\$1.00) per month, per person, and shall not be more than Ten Dollars (\$10.00) per month, per person, except upon the vote of written assent of two-thirds (2/3) of the members of this association. Provided, however, that vacant dwelling shall be assessed as if they had one (1) occupant.

2.6.2 Special Assessments may be fixed and levied by the Board of Directors for rebuilding or major repairs of common facilities or expansion of such facilities as deemed by the Board to be in the best interests of the community.

2.6.3 Special Charges may be fixed and levied by the Board of Directors only for those purposes set forth in the Declaration of Protective Restrictions (C.C.& R.s) applicable to the dwelling unit against which such Special Charges are assessed.

2.6.4 Notwithstanding anything to the contrary in the foregoing paragraphs, a member who is the legal or beneficial owner of a residential unit within Oakmont and who, as lessor thereof, has assigned his membership privileges to a lessee or lessees pursuant to 2.3 of the By Laws, shall be and

remain liable for payment of Regular Dues, Special Assessments and Charges in the event the lessees residing in his residential unit fail to pay the same when due.

*** California Civil Code section 1365 (b) provides:**

“Notwithstanding more restrictive limitations placed on the board by the governing documents, the board of directors may not impose a regular assessment that is more than 20 percent greater than the regular assessment for the association’s preceding fiscal year or impose special assessments which in the aggregate exceed 5 percent of the budgeted gross expenses of the association for that fiscal year without the approval of owners, constituting a quorum, casting a majority of the votes at a meeting or election of the association conducted in accordance with Chapter 5 (commencing with Section 7510) of Part 3 of Division 2 of Title 1 of the Corporations Code and Section 7613 of the Corporations Code. For the purposes of this section, quorum means more than 50 percent of the owners of an association. This section does not limit assessment increases for emergency situations.”

2.7 Payment and collection of Regular Dues, Special Assessments and Special Charges. Any Regular Dues or Special Assessment shall be due and payable thirty (30) days after it has been fixed and levied by the Board of Directors after which, if not paid or otherwise satisfied, it shall be delinquent. Special Charges shall be due and payable in full on the first day of the second calendar month after the date the same was fixed and levied by the Board of Directors.

2.7.1 At any time after any Regular Dues, or Special Assessments, or Special Charges against any residential unit or apartment has become delinquent, the Association may record a Notice of Delinquency, signed by an officer thereof, which notice shall state the fact of delinquency and the amount thereof, together with interest, costs (including attorney fees) and penalties which have accrued thereon. It shall also describe the residential unit against which the same was assessed and the name of the record or reputed owner thereof.

2.7.2 Upon the recordation of a Notice of Delinquency pursuant hereto, the amount of the delinquency therein set forth and the interest, costs and penalties accrued, and accruing thereon, shall be and constitute a lien on the residential unit herein described, which lien shall continue until the principal amount of the delinquency, together with all interest, costs and penalties has been fully paid or otherwise satisfied or until said lien has been foreclosed as herein provided for.

2.7.3 Any lien created pursuant to the provisions of the foregoing subsection (2.7.2) may be foreclosed in the same manner and with the same effect as is provided for the foreclosure of a mortgage or deed of trust upon real property by the laws of the State of California and such foreclosure action may be taken as is provided for under a deed of trust with power of sale.

2.7.4 Interest shall accrue at the legal rate fixed by the laws of the State of California on all delinquent Regular Dues, Special Assessments or Special Charges from the date of delinquency and, in any action to enforce the lien, the Association shall be entitled to costs, including reasonable attorney fees and such penalties for delinquent charges and assessments as shall have been established by the Board of Directors.

2.7.5 At any time prior to completion of any action to foreclose the lien, the delinquent member may pay said Regular Dues, Special Assessments, Special Charges and interest, together with costs and attorney fees incurred by the Association to the date of such payment, whereupon the Association shall file and record a satisfaction and release of its lien.

2.8 Suspension of membership privileges. During such time as any Regular Dues, Special Assessment or Special Charge shall be delinquent, the Board of Directors may suspend any or all of the membership privileges of a delinquent member (including such privileges as may have been assigned to a resident lessee) including the right to vote at any meeting of members and the right to use of the common areas and recreational facilities owned and maintained by the Association.

2.8.1 If grounds appear to exist for suspension of a member under the By-Laws, the following procedure shall be followed:

2.8.1.1 The member shall be given fifteen (15) days prior notice of the proposed suspension and the reason therefore. Such notice shall be given by first class or registered mail to the last address of the member as shown on the Association records.

2.8.1.2 The member shall be given an opportunity to be heard, either orally or in writing, at least five (5) days before the effective date of the proposed suspension. The hearing shall be held, or the written statement considered by the Board.

2.8.1.3 The Board shall determine whether or not the member should be suspended or sanctioned in some other manner. The decision of the Board shall be final.

ARTICLE III MEETINGS OF MEMBERS

3.1 Place of Meetings. All annual and special meetings of association members shall be held at the principal office of the Association or at such other place within Sonoma County, California, as may be fixed from time to time by resolution of the Board of Directors.

3.2 Annual Meetings. The annual meeting of members shall be held on the first Monday of April of each year. Should that day fall on a legal holiday, then such annual meeting shall be held at the same time and place on the next day thereafter which is not a legal holiday.

3.2.1 Written notice of the annual meeting shall be given to each member who, on the record date of notice of the meeting, is entitled to vote. The notice shall be given either personally or by sending a copy of the notice by first-class mail, or by other means of written communication, to the member's address of record appearing on the books of the Association or supplied by said member to the Association for the purpose of notice. All such notices shall be sent to each member not less than ten (10) days or more than ninety (90) days before the meeting date.

3.2.2 The notice shall specify the date, time and place of the annual meeting and those matters which the Board of Directors then intends to present for action by the members and that, subject to compliance with the provisions of 3.5 hereof (quorum), any proper matter may be presented but not voted upon at such meeting.

3.2.3 The notice of any meeting at which directors are to be elected shall state the names of all persons who are nominees for that office as of the date notice is given.

3.3 Special Meetings. Special meetings of members for any purpose or purposes whatever may be called at any time by the President or by the Board of Directors or by petition of any five percent (5%) of the voting power of the Association.

3.3.1 The members' request for a special meeting as herein provided shall be made in writing and delivered to the President, Vice President or the Secretary, which officer shall promptly cause notice to be given to the members entitled to vote. The special meeting must be held at a date, time and place fixed by the Board not less than ten (10) nor more than ninety (90) days after receipt of the request.

3.3.2 Notice of a special meeting shall be given in the same manner as for annual meetings of members but in addition to specifying the place and time of such meeting, the notice shall also state the general nature of the business to be transacted. At such meeting, no other business may be transacted.

3.4 Adjourned Meetings and Notice Thereof. Any meeting of members, annual or special, whether or not a quorum is present, may be adjourned from time to time by the vote of a majority of the members present or represented at such meeting. In the absence of a quorum, no other business may be transacted at such meeting.

3.4.1 No meeting may be adjourned for more than thirty (30) days. When a meeting of members is adjourned to another time or place, notice need not be given of the adjourned meeting if the time and place to which the meeting is adjourned are announced at the meeting at which adjournment is taken. If after adjournment a new meeting date is fixed, a notice of the adjourned meeting shall be given to each member who, on the record date for notice of the meeting, is entitled to vote at the meeting. At the reconvened meeting, any business that might have been transacted at the original meeting may be transacted at the adjourned meeting.

3.5 Quorum. The presence in person or by proxy of members entitled to cast twenty-five percent (25%) of the votes represented by the number of residential units and leased apartments in Oakmont shall constitute a quorum for the transaction of business. The members present at a duly called meeting at which a quorum is present may continue to do business notwithstanding the withdrawal of enough members to leave less than a quorum, so long as the action taken (other than adjournment) is approved by at least a majority of the members required to constitute a quorum.

ARTICLE IV VOTING

4.1 Voting Rights of Members. Members of the Association shall have the right to vote at any meeting of the membership in each election, referendum or initiative conducted by the Association on the following basis:

4.1.1 One vote for each residential unit owned in Oakmont. If title to a residential unit or a beneficial ownership thereof is vested in two or more persons in joint tenancy or otherwise, then the several owners of such residential unit shall collectively be entitled to one vote only.

4.1.2 One vote for each residential unit where purchaser is entitled to possession under a contract to purchase: provided, however, that in such instance the holder of legal title shall not be entitled to vote. If the contract to purchase is in favor of two or more persons, those persons collectively shall be entitled to one vote only.

4.1.3 One vote for each leased apartment unit in Oakmont Gardens. If a lease to said apartment unit is vested in favor of two or more persons, the several lessees shall collectively be entitled to one vote only.

4.1.4 In the event one of the persons in whose name a residential unit or apartment lease stands attempts to exercise a voting right contrary to or inconsistent with the act of another such person, then those members collectively shall be deemed not to have exercised their right to vote.

4.2 Voting Power. The sum total of voting rights described above in 4.1, certified as eligible to vote at a meeting of the membership, or in an election, referendum or initiative, conducted by the Association shall constitute the voting power of the Association.

4.3 Proxies. Every member entitled to vote shall have the right to do so either in person or by an agent authorized by written proxy. The form of proxy shall be provided by the Association and, after execution, shall become a ballot when filed with the Secretary of the Association or the election committee. The voting of any proxy shall be limited to the matters stated thereon and its authority shall terminate ninety (90) days from the date of its execution.

4.3.1 Any proxy submitted must designate how the proxy shall be voted as to each matter listed on the proxy and the proxy shall be voted in that manner. Proxies not so designated may not be voted, but shall be counted for the purpose of establishing a quorum.

4.4 Voting Procedure. Voting rules and procedures for certifying eligible members, forms of ballots and proxies, voting and the counting of votes shall be adopted by the Board of Directors and shall be consistent with the By-Laws and the law of the State of California relating thereto.

ARTICLE V BOARD OF DIRECTORS

5.1 Powers and Duties. Subject to such limitations as maybe imposed by the Articles of Incorporation, these By-Laws and the laws of the State of California, all corporate powers of the Association shall be exercised by a Board of Directors which Board shall conduct and manage its business and affairs.

5.1.1 It shall be the duty of the Board of Directors to:

- A.** Keep adequate and correct books and records of account, minutes of its proceedings and of its Committees and a record of the members of the Association, including their names and addresses.
- B.** Prepare and timely disseminate to members all financial reports and budgeted expenses as required by law.
- C.** Fix, collect and enforce Regular Dues, Special Assessments and Special Charges as set forth in the By-Laws.
- D.** Contract for casualty, liability and other insurance on behalf of the Association.

E. President to the members at each annual meeting a formal report of its actions and proceedings during the preceding year and make such recommendations regarding future operations, as it may deem advisable.

5.1.2 The Board may not pay or authorize payment of compensation of any kind to members of the Board or Officers of the Association for services performed in the conduct of its business; except that the Board may approve reimbursement to a director or officer for expenses incurred in the performance of his or her duties in such reasonable amount as may be fixed by resolution of the Board.

5.2 Qualification and number of directors. The authorized number of directors of the Association shall be seven (7). No person shall be elected as a director who is not a member in good standing of the Association.

5.3 Election of Directors and term of office. The term of office of an elected director shall be for two (2) years. Each elected director shall hold office until his or her term expires and a successor is elected and qualified.

5.3.1 The two-year terms of elected directors shall be staggered so that, at such time as the members elect seven directors, no less than three (3) directors will be elected each year.

5.3.2 No elected director shall serve more than two (2) consecutive terms.

5.3.3 Subject to the provisions of the following paragraph (5.34), the directors of the Association shall be elected by the members of the Association at the annual meeting or at such other meeting as may be called for the election of one or more directors. Election shall be by written ballot upon which the names of all persons timely nominated for the office of director shall appear in random listing. Those candidates who receive the highest number of votes for the number of directors to be elected shall be deemed to have been elected.

5.3.4 Notwithstanding anything to the contrary contained herein, Oakmont Developers Inc., a corporation (the "Developer"), shall have the right to appoint one (1) director. Such right of appointment shall continue only so long as there is in effect an Administration Agreement between the Association and Developer permitting such right of appointment.

5.4 Nomination of candidates. On or before December first of each year the Board of Directors, by resolution, shall appoint a Nominating Committee of five (5) members from the membership at large, one of whom shall be designated as Chairman.

5.4.1 Not later than February 1st the Nominating Committee shall present to the Board of Directors, for publication, a slate of not less than two (2) more nominees than the number of directors to be elected by the members of the Association. The names of the nominees shall appear and be published in random listing without indication of preference.

5.4.2 The chairman of the Nominating Committee shall make a formal nomination of the slate of nominees at the February Board of Directors meeting. Upon completion of this act, the Nominating Committee shall be automatically dissolved.

5.4.3 Members representing not less than two percent (2%) of the total voting power of the Association may nominate candidates for election as directors by a written petition, signed by such members and delivered to a director of the Association not later than March 1st. On timely receipt of such a petition, the Secretary shall cause the names of the candidates set forth in the petition to be placed on the ballot along with the names of those candidates named by the Nominating Committee.

5.4.4 At the annual meeting or other meeting to elect directors, any member present at the meeting may, in person or by proxy, place into nomination the names of candidates for election as directors.

5.4.5 The Board of Directors shall formulate procedures that will allow a reasonable opportunity, prior to the election date, for all candidates to communicate to members their qualifications and reasons for candidacy including a meeting called for that purpose. Timely publication in the Oakmont News (or any successor publication) shall include the names of all candidates nominated prior to the date of the election with an accompanying statement by each candidate of not more than three hundred (300) words. The names and statements shall also accompany the Association's notice of the annual meeting or other meeting to be held for the purpose of electing one or more directors. The procedures so formulated shall apply and be available to all candidates equally and without preference.

5.4.6 In the event it is necessary to hold a meeting to elect directors on a day other than the day of the annual meeting, the Board of Directors shall fix an appropriate time schedule for appointment of a nominating committee and publication of the names of all nominated candidates, including those who may be nominated by members, consistent with the provisions of the foregoing paragraphs.

5.5 Vacancies. Vacancies on the Board of Directors, except those due to removal by the membership, may be filled by majority vote of the remaining directors. Each director so elected shall hold office until the next annual membership meeting at which time the members shall elect a director to fill such vacancy.

5.5.1 A vacancy shall be deemed to exist in the case of the death or resignation of a director or if a director ceases to be a member in good standing of the Association. A vacancy shall also be deemed to exist if a director is removed by vote of the members. No reduction in the number of directors pursuant to an amendment of the By-Laws shall have the effect of removing a director prior to expiration of his term of office.

5.5.2 An elected director may be removed from office, with or without cause by a simple majority vote of the voting power of the Association at a special meeting called for the purpose pursuant to Article III, Section 3.3 of these By-Laws.

5.5.3 The members of the Association may elect directors to fill any vacancy not filled by the remaining directors within thirty (30) days after a vacancy has occurred and shall elect an additional director or directors at any meeting at which an amendment of the By-Laws is to be voted on increasing the number of directors.

5.6 Meetings. All meetings of the Board of Directors shall be held at the principal office of the Association or at any other place within the County of Sonoma, State of California as may be designated by resolution of the Board.

5.6.1 All regular meetings of the Board shall be open to all Association members and public comment shall be permitted but members, other than directors, may not participate in any discussion or deliberation unless expressly authorized by a majority of the Board.

5.6.2 Following each annual meeting of members, the Board of Directors shall hold a regular meeting for the purpose of organization, election of officers and the transaction of other business.

5.6.3 Special meetings of the Board of Directors may be called at any time by the President or, if he is absent or refuses to act, by the Vice President or by any two (2) directors. Such meetings shall be held upon four (4) days notice by first-class mail or upon written notice delivered personally not less than seventy-two (72) hours prior to the time set for the meeting unless such notice is waived in writing.

5.6.4 The Board may, with approval of a majority of a quorum convene an executive session or, adjourn any duly called meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session or by public notice.

5.7 Quorum. A majority of the authorized number of directors, shall constitute a quorum for the transaction of business and the acts or decisions made by a majority of the directors present at a duly called meeting at which a quorum is present shall constitute a valid corporate act of the Association subject to compliance with those applicable and more stringent provisions of the laws of the State of California relating to Non-Profit Mutual Benefit Corporations relating to, among other matters, (a) approval of a contract or transaction between the Association and one or more directors or between the

Association and an entity in which one or more directors has a material financial interest, (b) delegation of the Board's authority to a committee or (c) indemnification of directors.

5.7.1 In the absence of a quorum a minority of directors may adjourn a meeting but may not transact any other business.

5.8 Notice of Adjournment. Unless adjourned for more than 24 hours, notice of adjournment of any directors meeting, either regular or special, need not be given to absent directors if the time and place are fixed at the meeting adjourned.

ARTICLE VI OFFICERS

6.1 The officers of this Association shall be a President, a Vice President, a Secretary and a Treasurer.

6.2 The officers of the Association shall be elected annually by the Board of Directors at its first regular meeting following the annual meeting of members or as soon thereafter as may be practical. Such officers shall hold office for a term of one year or until their successors are elected. No person shall be eligible to serve as an officer who is not a member of the association in good standing. An officer need not be a member of the Board of Directors.

6.3 A vacancy in any office, for any cause, shall be filled by the Board of Directors who shall elect a successor to such office within thirty (30) days of the vacancy to fill the remainder of the one year term.

6.4 Any officer may be removed from office prior to expiration of this term either with or without cause by the affirmative vote of a majority of the Directors at any regular or special meeting of the Board of Directors.

6.5 The President shall be the chief executive officer of the Association and shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business of the Association. He shall preside at all meetings of the members and at all meetings of the Board of Directors. He shall be ex officio a member of all committees appointed by the Board of Directors pursuant to the By-Laws except the Nominating Committee and shall have the general powers and duties of management usually vested in the office of the President of a California non-profit mutual benefit corporation in addition to such other powers and duties as may be prescribed by the Board of Directors or the By-Laws.

6.6 The Vice President shall perform such duties as may be assigned by the President and, in the absence or disability of the President, shall perform all the duties of the President in addition to such other powers and duties as may be prescribed by the Board of Directors or the By-Laws.

6.7 The Secretary shall keep and maintain written minutes of all meetings of the Board of Directors. The Secretary shall also keep and maintain written minutes of the annual meeting and such other meetings of members called for voting purposes.

6.7.1 The Secretary shall give notice of all meetings of the members and of the Board of Directors as required by the By-Laws to be given and, in the absence of the President and Vice President, shall call such meetings to order to elect a Director to serve as acting president for the purpose of conducting the meeting.

6.7.2 The Secretary shall keep and maintain a membership register setting forth the names of all members, their addresses and the property to which each membership relates. The Secretary shall keep and maintain in safe custody of the official seal of the corporation and, in addition thereto, shall have such other powers and duties as may be prescribed by the Board of Directors or the By-Laws.

6.8 The Treasurer shall keep and maintain adequate and current books and accounts reflecting in detail all income and expenditures of the Association, its assets and liabilities and generally the condition of its financial affairs. All records and books of account shall, at all times, be available and open for inspection by any director.

6.8.1 The Treasurer shall deposit all monies and/or valuables in the name of and to the credit of the Association in such depositories as may be designated by the Board of Directors and shall disburse the funds of the Association as may be ordered by the Board of Directors. The Treasurer shall render to the President and Directors, whenever they request it, an account of all transactions of the Treasurer and shall have such other powers and the Board of Directors or the By-Laws may prescribe duties as.

ARTICLE VII

ASSOCIATION RECORDS AND REPORTS

7.1 The Association shall maintain adequate and correct accounts, books and records of its business and properties. All such books, records and accounts shall be kept at the principal place of business in the State of California as fixed by the Board of Directors.

7.2 Subject to the applicable provisions of the California Corporations Code, commencing at Section 8330, the books and records of the Association shall be open to inspection of the directors and of the members of this Association at all reasonable times upon the written demand of any such director or member.

7.3 The original or a copy of these By-Laws as amended or otherwise altered, to date certified by the Secretary, shall be open to inspection by the members of this Association.

7.4 All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness, issued in the name of or payable to the Association, shall be signed or endorsed by such person, or persons, and in such manner as shall be determined by resolution of the Board of Directors.

7.5 The Board shall prepare and distribute annual budgets and financial statements to each member as follows:

7.5.1 A pro forma operating budget for each fiscal year shall be distributed no less than forty-five (45) days nor more than sixty (60) days before the beginning of the next fiscal year which shall include estimated revenue and expenses on an accrual basis, estimated costs for replacement or major repair of common facilities and cash reserves currently available therefore and the procedure used for calculation of such reserves, together with such other information as may be required by California law.

7.5.2 An annual financial statement shall be distributed not less than ten (10) days prior to the annual meeting of members, which shall contain the following information:

A. A balance sheet, an income statement and a statement of changes in financial position as of the end of the fiscal year.

B. A report by an independent firm of Certified Public Accountants, who shall have audited the affairs and accounts of the Association for the purposes of such reports, shall accompany the same.

C. A statement of the place where the names and addresses of current members are located.

D. Such other information as may be required by California law.

ARTICLE VIII

PROPERTY RIGHTS AND INTEREST

8.1 No member of this association shall have any right of property in any of the real or personal property held by or in the possession of or control of this association, and shall have no right to distribution of any property or assets of this association at the time of its dissolution, or otherwise, and provided that at the time of dissolution of this association, such property and assets as a may be owned by this association shall be transferred and assigned and distributed to the Salvation Army, a non-profit corporation.

ARTICLE IX COMMITTEES

9.1 The Board of Directors, by resolution, shall establish such Standing Committees as it may determine are necessary and required for the efficient conduct of the affairs of the Association.

9.2 The Board also may establish ad hoc committees for such special purposes as it may determine are needed to effectively carry out the functions of the Association. Any d hoc committee so formed shall automatically be discharged upon the completion of its prescribed function or upon action of the Board.

9.3 The Board President shall have the authority to designate Board members to such committees.

9.4 Except for decisions and/or conclusions of the Architectural Committee, committee decisions and/or conclusions shall not be deemed as approved until approved by the Board of Directors.

ARTICLE X MISCELLANEOUS

10.1 The rules set forth in Roberts Rules of Order (Revised) shall govern all meetings of the membership, the Board of Directors and all standing and ad hoc committees except where such Rules of Order may be in conflict with these By-Laws or the laws of the State of California.

10.2 The Board of Directors may accept and acknowledge the receipt of gifts or bequests by will or living trusts, which may be made to the Association for general or specific purposes, related to the affairs and best interest of the Association.

ARTICLE XI AMENDMENTS

11.1 The By-Laws of this Association may be adopted, amended or repealed either at a regular or special meeting of the members at which a quorum is present, either in person or by proxy, but a majority of the voting power of the Association voting either in person or by proxy, provided, however, that notice of such meeting specify the substance of any new By-Laws and identify the existing By-Laws to be amended, provided however, that Article VIII may not be amended and further provided that subsection 2.61 of Article II of these By-Laws can be amended only by a vote of two-thirds of the voting membership of the Association.

ARTICLE XII
NEW MEMBER INITIATION FEE
(Approved 9/29/92)

12.1 A new member initiation fee of up to \$200.00 shall be charged each new resident of Oakmont beginning January 1, 1993. The amount of the fee, within that limit, shall be fixed by the Board of Directors of the Oakmont Village Association.

12.2 The Association shall have all the rights and remedies for collection of the new member initiation fee as are accorded it under these By-Laws, Article II.

12.3 This Article does not apply to those members purchasing houses covered by an existing management agreement or renters of residential property or Oakmont Gardens Apartments.



OAKMONT VILLAGE ASSOCIATION

310 White Oak Drive, Santa Rosa, California 95409
(707) 539-1611 FAX: (707) 539-6537

RESOLUTION OF THE
OAKMONT VILLAGE ASSOCIATION
BOARD OF DIRECTORS
RE: CLARIFICATION OF BYLAWS ARTICLE XII
"New Member Initiation Fee"

WHEREAS, the Board of Directors has been requested to clarify the meaning of Bylaws Article XII, section 12.1, for the purposes of equal application; and

WHEREAS, specific clarification was requested concerning the meaning of the word "resident", how a "resident" is determined, and how to levy the New Member fee in the case of multiple owners.

NOW, THEREFORE, BE IT RESOLVED, that for the purposes of this Article:

1. A "resident" is the property owner of a resale residential unit within the community of Oakmont, whether that owner is a resident owner or absentee owner.
2. A "resident" is determined by the property Grant Deed.
3. Where there are multiple owners of one property, the maximum fee that may be levied is ~~twice~~ twice the single-resident fee.

RAM

APPROVED this 25th day of March, 1997.

L. L. Dintiman
L. L. Dintiman, President

R. A. Marelli
R. A. Marelli, Vice-President/Treasurer

Joy Darcey
Joy Darcey, Secretary

Ed Propper
Ed Propper, Director

Robert C. Rodgers
Robert C. Rodgers, Director

H. E. Roland
H. E. Roland, Director