

Susie Murray | City Planner

11/8/15

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

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



Susie Murray:

Here are hard copies of the Visual Impact materials I tried to send you by e-mail.

Included are eight (8) photo sets that capture different sites from different directions that were not included in the OVA Supporting Documents. They are sites that are directly impacted by the Sports Activity Project.

Sincerely, a concerned member of Oakmont Community

A handwritten signature in cursive script that reads "Kerry Oswald".

Kerry Oswald

144 Oak Shadow Drive

Santa Rosa, CA

(707) 537-1072

kerrykaren@sbcglobal.net



South-easterly view from CAC (Central Activity Center) swimming pool- visual impact



North-easterly view from CAC (Central Activity Center) swimming pool- visual impact



South-westerly view from CAC Gym- visual impact





Southerly view from CAC Gym Eastely windows- visual impact





Southerly view from CAC court-yard- visual impact





North-easterly view & Benson commercial build - visual impact + Horseshoe courts





Laurel Leaf Pl. northerly view - visual impact






North-easterly view from Maintenance building bench- visual impact + Horseshoe courts



South-easterly view & Benson commercial building- visual impact



KEY:

 - approximately center court

Murray, Susie

From: kerrykaren <kerrykaren@sbcglobal.net>
Sent: Sunday, November 01, 2015 12:56 PM
To: Murray, Susie
Subject: RE:OVA visual & acoustic impact files
Attachments: Central REC .pdf; Gym1 impact.JPG; Gym1.JPG; Gym2 impact.JPG; Gym2.JPG

Hi Susie Murray- City Planning dated 11/1/15

As our association continues to move forward to a hearing on Dec.10th here are documentations that the Supporting Documents failed to address. I am attaching photos and a PDF file with measurements. I'll have to send the other photos in 2 additional sendings

Sincerely,
Kerry Oswald

Attn: Susie Murray:

11/1/15

This is a Google Earth ruler map of the Central Activity Center site.

The Supporting Documents fail to address these issues of Visual Impact dated Aug.6, 2015:

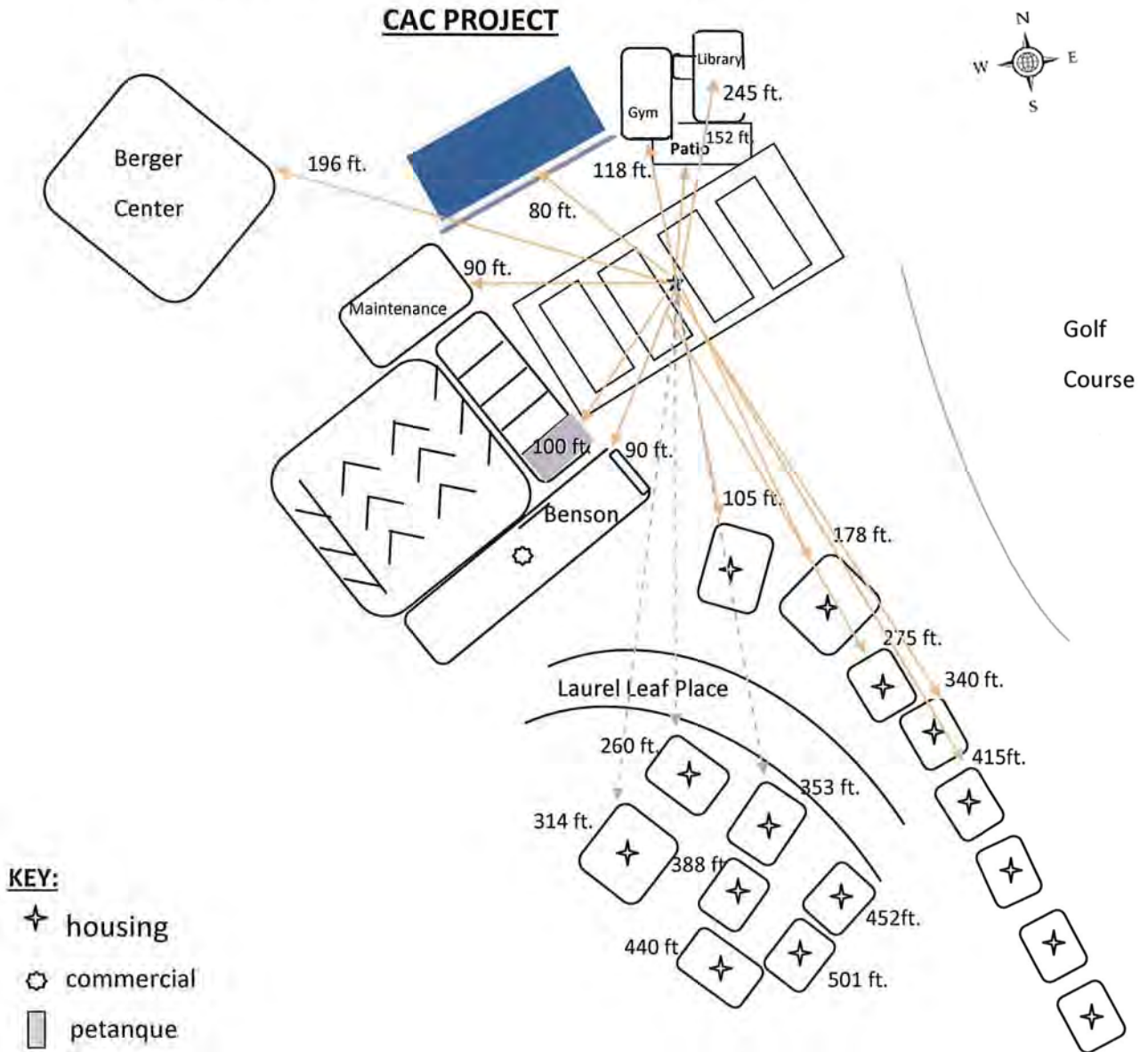
- Southerly view from Gym towards Project site
- Southern view from Patio
- South-easterly view from swimming pool standing up and transparency when sitting down
- North-easterly view from swimming pool
- North-easterly view from Benson commercial building windows
- North-westerly view from nearest housing
- Horseshoe court on projected site and there is a sanctioned Dead Ringer Horse Shoe Club

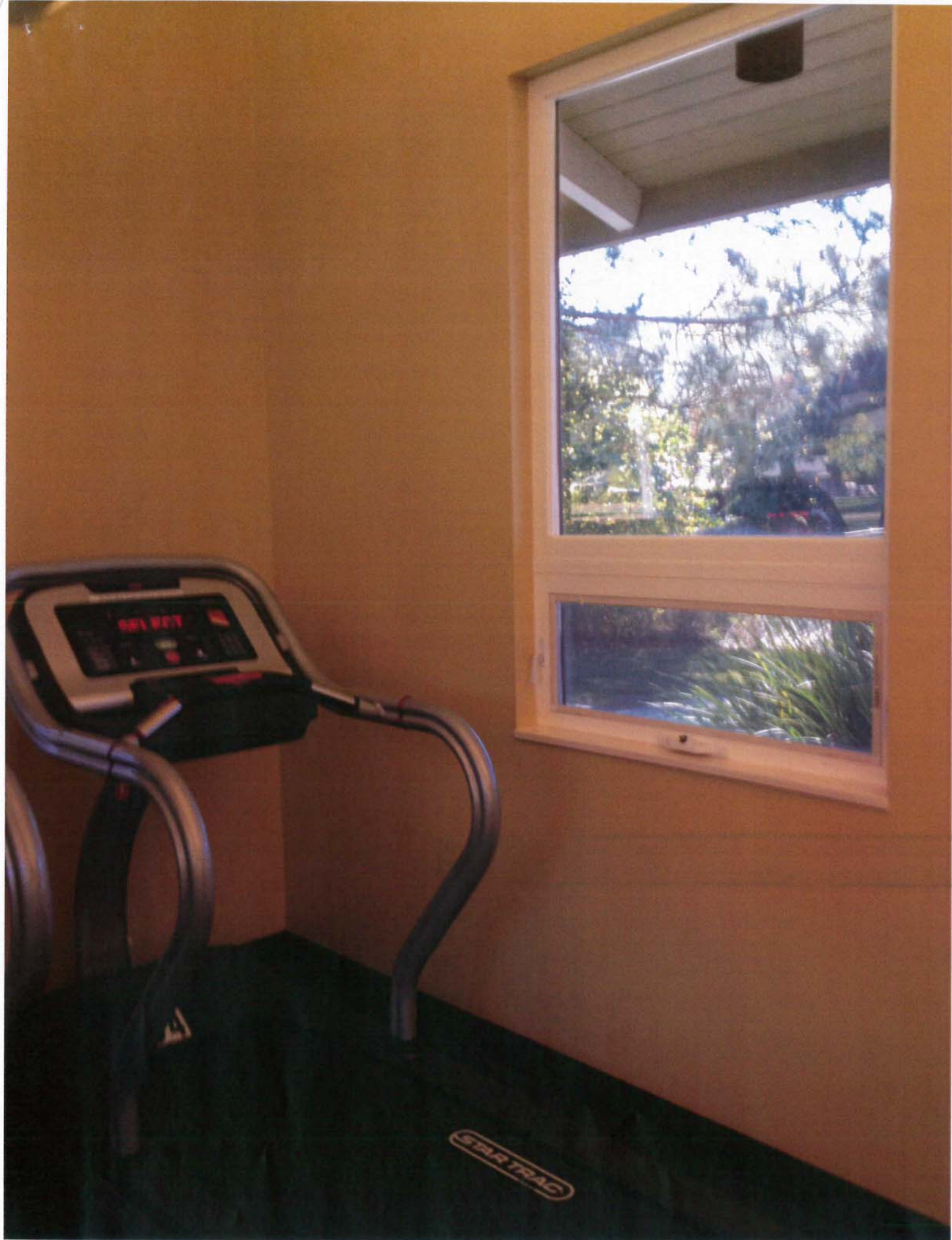
And the Sound Study:

- fails to document or prove "infeasibility" of alternate sites
- doesn't address the acoustic impact of pitch that travel above and beyond the court design there are at least one commercial building, a maintenance facility, and 4 household directly impacted as well as the swimming pool area.

NB: Project Sport site dimensionally exaggerated

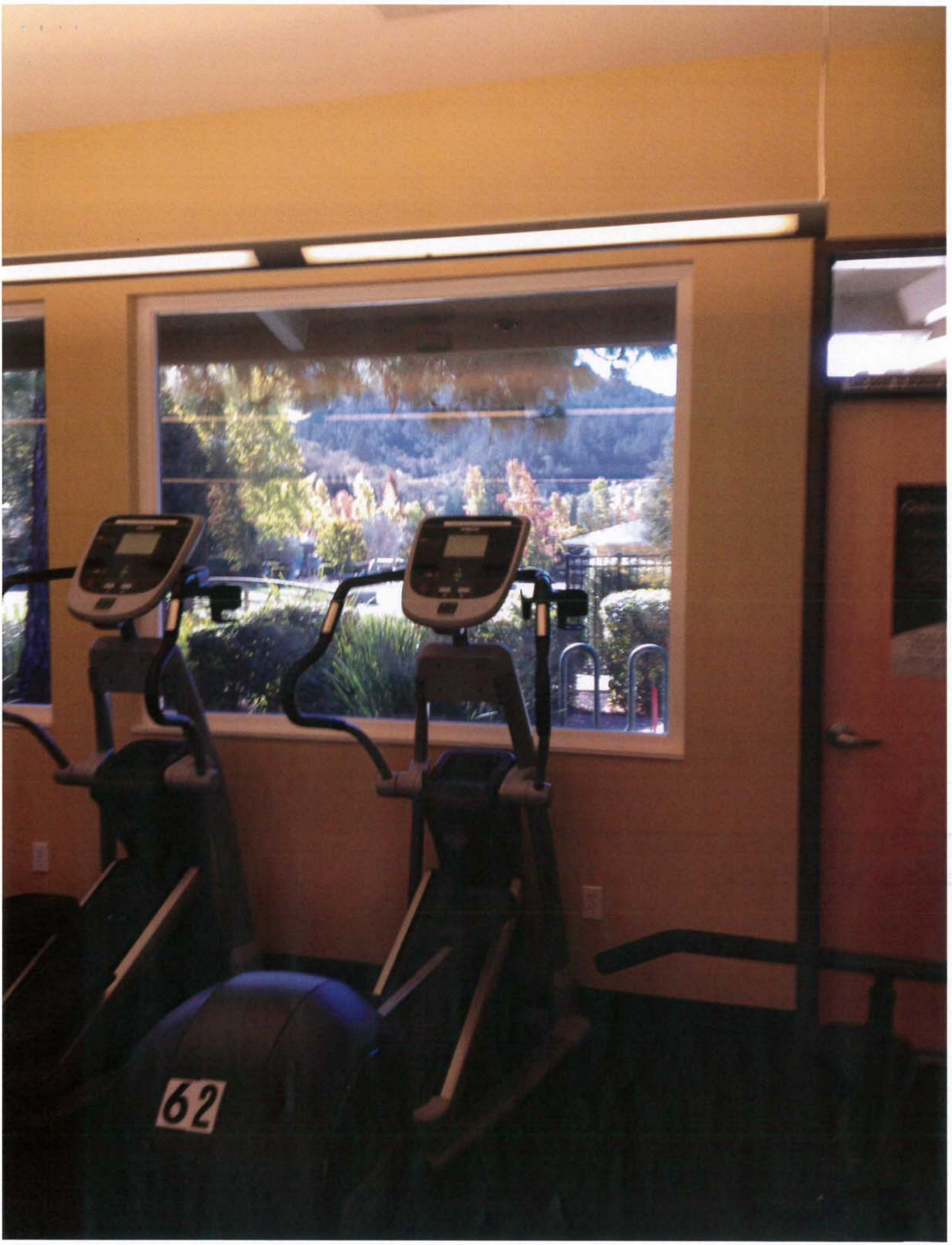
Kerry Oswald, 144 Oakshadow Dr. Oakmont Community member











Murray, Susie

From: Murray, Susie
Sent: Tuesday, October 20, 2015 11:34 AM
To: 'kerrykaren'
Subject: RE: Automatic reply: concerning May 11, 2015 Oakmont Noise Assessment Report

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: Monday, October 19, 2015 11:48 AM
To: Murray, Susie
Subject: RE: Automatic reply: concerning May 11, 2015 Oakmont Noise Assessment Report

To Susie Murray:

I got your message thank you. I went to the City Planning Office today to double check some facts, and a few questions no one was able to confirm.

Is City Planning asking Oakmont to fulfill a:

- 1- Flood Control report? **They will be required to comply the City's LID (Low Impact Development) requirements.**
- 2- ADA sidewalk requirement? **Any new facilities will be required to meet ADA requirements.**
- 3- a rumored Traffic Study? **No traffic study is being required for this project.**

before the City can issue a Permit?

Two of these I got from a reporter and one from a lawyer.

Is the date still set for Nov.12th. **The public hearing will not be on November 12th. Feel free to check in later in November to see if the item has been added to the December meeting.**

Sorry to bother you, but I was hoping to have an answer to these issues before I went before our Board Meeting tomorrow 10/20 around noon.

Thanks for any information you can find time to give me. Hope you had some time off.
You're welcome to call me if it suits you at (707) 537-1072

Sincerely,
Kerry Oswald

From: Murray, Susie [mailto:SMurray@srcity.org]
Sent: Monday, October 19, 2015 12:03 AM
To: kerrykaren
Subject: Automatic reply: concerning May 11, 2015 Oakmont Noise Assessment Report

I will be out of the office until Tuesday, October 20, 2015, and will respond to your email as quickly as I can when I return.

Sorry for any inconvenience.

Murray, Susie

From: kerrykaren <kerrykaren@sbcglobal.net>
Sent: Friday, October 09, 2015 1:52 AM
To: Murray, Susie
Subject: Supporting Documents for Oakmont Pickleball Complex.

Susie Murray:
Thank you for the time you've given me on this issue.

I've finally had time to carefully read the photocopies I made of pages from each section of this document. And these are my concerns:

SECTIONS:

SITE SELECTION AND NOISE MITIGATION

pg.1 mid "...The site visits also revealed that adjacent residential receptors typically overlooked the areas proposed for pickleball making noise barriers infeasible - [stated without Sound Study documentation or evidence- based on what?]

pg. 2 (2nd para.).. "southern most benches" - [OVA has supposedly dropped benches and you say no bleachers]

*pg. 7 [why are 2 "waiting areas" of 10' by 21' necessary when the report claims only space for 8 waiting needed?]

[this reeks of potential spectator sites] [see Parking study pg.1 "Expected Usage:"16 players & 8 waiting]

*[Where are the visuals of the proposed courts impact from the Laurel Leaf Place residential & commercial side facing the mountains?- which is a northerly direction pg.#4 picture does not address this blockage of the view]

HOURS OF PLAY AND EVENTS


pg.1 "tournaments" and number of guests [this is never really addressed, yet the Sound Study identifies "spectators"]

INTERCLUB VISITS AND..

states "..Oakmont will notbe hosting "tournaments" [yet says nothing about "matches" or Round Robins, or?]

[This again leaves the issue open ended about intent and therefore potential impact]

Sincerely,
Kerry Oswald



Opposed

Murray, Susie

From: Carolyn Bettencourt <carolynb178@comcast.net>
Sent: Wednesday, September 02, 2015 6:02 AM
To: Murray, Susie
Subject: Oakmont Pickleball Project

Hi Susie,

Nice speaking with you yesterday, as always. I am forwarding on a few things that I felt should go in the Pickleball Project file. The first is something a resident sent me in regards to the environmental impact of this project. The second is a post done on the Nextdoor Neighbor site by a pickleball club member, where she speaks of the much smaller club members who really want this structure built. Third is an article from Green Valley News regarding the noise that pickleball creates.

Ultimately, we, the opponents to this project, hope the City of Santa Rosa will base their decision on not just if Oakmont can squeeze another amenity in it's already overcrowded space, but rather in helping to preserve the peace and tranquility and beauty of this retirement community. Oakmont's uniqueness is most assuredly its setting, nestled here in wine country in the heart of the Valley of the Moon. No amount of ball banging can make up for what will be lost in allowing this project to disrupt the serenity of this small open space.

I will call you on October 5th to set up a time to come in and review the file. Thanks for your assistance. Have a great vacation.

Carolyn Bettencourt
Oakmont Resident

1. There's also the issue of storm run-off. Covering up ground that would otherwise be transferring rain to the water table and instead draining it into the storm drain. Considered bad for the environment. They need to address how they're going to capture runoff to get it into the ground. This is the reason those drought rebate programs don't pay for hard scape. Creating more nonpermeable surfaces contributes to pollution and climate change in several ways. Although this is a pretty small project it still has this effect. Of course permeable surfaces cost more plus courts require a top surface that I don't think is permeable. It may be plastic.

2.

Jan Paul from Oakmont5d ago

I agree. However, it is not 150 people. I enjoy Pickle Ball and do not believe it merits a structure. It is more accurate to say about 65 want the structure. I am working on wifi in the gym. thanks for comment.

Along the Way: Noise creates problems with Pickleball

Story Comments
Posted: Saturday, January 4, 2014 4:52 PM
By: Cody Simpson 1 comments

Pickleball is a sensational sport that's caused a dilly-y of a storm.

Senior citizens have embraced the game because it's fairly easy to play, it's quick, it burns calories and it's a great way to meet other picklers.



But a lot of people who don't play find the noise created by the wooden paddle smacking the plastic ball annoying, their peaceful lives disrupted. From the courts to the courtroom, a beautiful game has been thumped, whacked and thwacked.

To say the least it's most unsettling. From Florida, considered by many the Pickleball Capital of the World, to the state of Washington, where it was invented nearly 50 years ago, the passion of those embracing the game and the intensity of those resisting it are about equal.

"Forget shrinking nest eggs or threats to Social Security," wrote the Wall Street Journal. "The hot topic in retirement communities today is Pickleball."

How true.

In my neighborhood new Pickleball courts had hardly been opened when complaints began. The constant "plock PLOCK plock PLOCK" drove folks in nearby homes to pluck their hair out.

Those gigantic ravens swooping around in search of food and people to irritate, are capable of making a similar noise. Maybe these intelligent birds are merely imitating the sound they hear from Pickleball courts. Luckily nobody has opened fire on our bird-friends with a shotgun. Yet.

Attempts in Green Valley and elsewhere have been made to block Pickleball noise, using mesh screens on the chain link fencing around the courts. One fellow up in SaddleBrooks told the Arizona Daily Star he drowns out the noise from nearby courts by turning up the volume on Fox News Channel or listening to country music.

A story on the Internet said at Mission Royale, an adult community in Casa Grande, the Pickleball club is trying to acquire courts of its own and that Heritage Homes Corp., the developer, indicated its willingness to spend "significant dollars" to relocate Pickleball from a converted tennis court. Just too much racket from those rackets.

Serves and volleys, crosscourt forehands and smashes are hard to beat for excitement and fun, to those playing and to spectators watching. But the same stuff that makes Pickleball addictive to those who love the game, annoys the bloody heck out of those who don't.

There are estimates that there are more than 100,000 adult players in the U.S., triple the number in 2003. But because of the noise, neighborhood associations are flooded with protests. Lawsuits have been filed to block new Pickleball court construction.

It's too bad. But maybe studies on how to reduce the sound volume will uncover a middle ground.

You'd think with all the wonderful space age materials available, rackets and balls could be manufactured using alternate materials without adversely affecting the sport.

It's probably too much to hope that Pickleball detractors will take up the game and find out how much fun it is (noise doesn't usually bother those who're making it).

Maybe the answer is paddles with softer striking-areas, or "spongier" balls. Or both.

But it's time for a truce.

Nobody wants to deal with Fox News turned up to hell's decibels.

Cody Simpson is a freelance columnist for the Green Valley News.

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3.

Murray, Susie

From: Carolyn Bettencourt <carolynb178@comcast.net>
Sent: Tuesday, September 01, 2015 6:16 AM
To: Murray, Susie
Subject: Oakmont Pickleball Courts

Hi Susie,

This was sent to me by an Oakmont resident who wanted to remain anonymous. I thought it was a great point that should be passed on to the people reviewing the plans. Thank you.

Carolyn Bettencourt
Oak Leaf Drive
Oakmont

"I hope someone is pursuing the matter of how both the court slab and the fencing are going to increase ambient temperatures. In effect making it too hot to play for more hours of the day, not to mention generally adding to global warming. Thanks for all you're doing."

Murray, Susie

From: Murray, Susie
Sent: Friday, August 14, 2015 7:18 AM
To: 'Lynda Oneto'
Cc: O'Shaughnessy Gary
Subject: RE: Has the Oakmont Pickleball hearing been scheduled?

Hi Linda,

We just received their second submittal this week. I've referred the plans out to other City departments for review. After I receive their comments, we'll be able to schedule the hearing. My guess is that the hearing will occur in October.

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

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

From: Lynda Oneto [mailto:loneto@sonic.net]
Sent: Thursday, August 13, 2015 9:53 PM
To: Murray, Susie
Cc: O'Shaughnessy Gary
Subject: Has the Oakmont Pickleball hearing been scheduled?

Hello Susie,

Just wondering where the Oakmont Pickleball proposal stands at this point. Has a hearing on this project been scheduled?

Thank you,

Lynda Oneto

Murray, Susie

From: Jeannette <jeannelu@aol.com>
Sent: Friday, August 07, 2015 2:41 PM
To: Murray, Susie
Cc: jeannelu@aol.com
Subject: Fwd: Additional Remarks Concerning Oakmont Pickleball Project

August 7, 2015

Dear Ms. Murray,

Please enter into the records my additional objections to the proposal by the Oakmont Village Association to build Pickleball Courts on the putting green adjacent to the CAC swimming pool.

The Oakmont Village Association should not be issued permits for pickleball courts on the putting green in isolation from other construction being planned for the same lot and in the same central area. They should be required to submit a UNIFIED plan for central area development before being allowed to proceed piecemeal. The plan should demonstrate that adequate green space will remain on the lot after ALL the proposed new construction projects are completed and that there will be sufficient parking for all planned uses of the Central Activities Area.

The proposed pickleball plan is not in accord with Santa Rosa's Plan 2035 http://ci.santa-rosa.ca.us/doclib/Documents/2035_General_Plan.pdf Clearly the proposed construction violates Guiding Principles 4 and 9 which have to do with preserving the natural assets and views of the area.. It is difficult to see that replacing the view of grass, trees, and mountains with ivy patterned vinyl can be considered acceptable.

Neither is the project in accord with the survey and study results recently completed by OVA's Long Range Planning Committee reported in the document "Voices of Oakmont".
http://www.oakmontvillage.com/content/Notices/LRP/final_report_voices_of_oakmont_.pdf

Very few residents are interested in the addition of a new pickleball facility. Higher priorities include the remodeling of the Berger Center, the provision for a "Central Gathering Area", and the expansion of the Fitness Center and Library.

Currently there is a committee making plans for the remodeling or reconstruction of the Berger Center which is on the same lot as the proposed pickleball courts. An ad hoc committee is working with an architectural firm which is in the process of producing "fit plans". The architectural firm may indicate that the Berger building should be enlarged or even completely rebuilt in order to accommodate higher usage and larger groups. Before proceeding with pickleball courts, it is imperative that OVA complete its plans for the Berger Center remodeling and determine if its existing footprint will be enlarged.

Parking and Traffic:

The proposed new construction and new uses of existing buildings have the potential to draw more traffic to the central area and will require additional parking. I believe that OVA has already received a waiver for the CAC parking lot when it was in the process planning for the new Central Activities Building. There are also plans for a new assisted living center across the street being developed. What impacts will result from staff and visitors who require parking for this new facility? OVA has no way of preventing residents who may have friends or relatives in the new facility from parking in the CAC parking lot. Moreover, the newly completed Berger patio is now being used for large group activities which will undoubtedly increase in number as time goes on.

Environmental Impact:

I understand that OVA has been encouraged to move the proposed pickleball project ten feet away from the marshy area. However, the proposed new location will have a greater impact on residents utilizing the newly completed Berger Plaza to relax, read, and enjoy conversation. The inadequate noise

study http://www.oakmontvillage.com/content/Board-Docs/pickleball_noise_study.pdf (only one long term test and only one temporary test) fails to provide data to determine the impact on the area. The proposed location is literally surrounded by "sensitive noise receptors within 250 feet" of the project.

Although the proposed plexiglass barrier mounted on the pool fence may provide some sound protection for users of the pool deck, it will provide none for those who use the newly constructed Berger patio area, those enjoying coffee on the CAC patio area, nor for those playing golf on the adjacent golf course. How does OVA propose to protect those those within these "sensitive receptor areas" if the pickleball courts are left open on the pool side of the project?

The sound study failed to recognize that that there will be many more very loud impact noises by 20 pickleball players on 5 courts as there were in the base measurement using only 8 pickleball players on 2 courts. Worse yet, the sound study did not determine the frequency with which the loud noise resulting from impact of the pickleball paddles with the ball will occur. In addition, there is no indication in the report of how effective the proposed sound barriers will be in reducing the very loud impact noise which is what makes pickleball so annoying and unacceptable to many. Will a plexiglass or acoustiblock barrier reduce the sound sufficiently to meet Santa Rosa and Sonoma County guidelines? Imagine ping, ping, ping as residents are attempting to read, relax and converse at the three "sensitive receptor areas" at the CAC.

The latest plan for the pickleball project includes a plexiglass sheet attached to pool fence to "protect" deck, spa, and pool users from the intrusive noise of pickleball. Such a plexiglass sheet will change the environmental conditions at the central pool by blocking the breeze and making the deck uncomfortable on hot days.

Nor does the proposed project satisfy the criteria outlined in the Sonoma County 2020 General Plan. <http://www.sonoma-county.org/prmd/gp2020/noise.pdf> The document has this to say about noise.

Open Space and Resource Conservation Excessive noise adversely affects the enjoyment of recreational pursuits in designated open space, particularly in areas where quiet is a valued part of the recreational experience. Thus, noise exposure should be considered in planning for this kind of open space use. Conversely, open space can be used to buffer noise sensitive uses from noise sources by providing setbacks and visual screening.

OVA should be required to do a full environmental impact study to determine if the proposal will have a negative impact on endangered species such as the red legged frog and the California tiger salamander. By paving over the putting green, a water source that has long contributed to the marshy area will be lost. Because of the drought, the marshy areas may not be receiving as much natural water as is necessary for the survival of endangered species. Not only that, but the California salamander is known to inhabit burrows provided by small mammals because it is unable to dig its own. Gopher burrows in the grassy area may shelter some of these endangered animals and paving over the putting green may destroy critical habitat. <http://www.epa.gov/espp/factsheets/ca-tiger-salamander.pdf>

Pickleball is already well accommodated at the existing converted courts. Residents have remarked over and over about how the existing courts continue to be underutilized except for a few hours in the morning. I was there one afternoon last week at around 4:30 PM. It was a cool, lovely afternoon perfect for playing pickleball or tennis. However, all courts were empty--both pickleball and tennis. .

Thanks so much for your attention to this issue.

Jeannette Luini, Oakmont Resident
6533 Stonecroft Ter
Santa Rosa, CA 95409

Ms Susie Murray
Santa Rosa Planning Office

7/5/2015

Dear Ms Susie Murray,

I am writing to you with regard to the Pickle Ball project in Oakmont. The proposal for putting the pickle ball courts on the putting green will have a severe impact with respect to noise on the Central Activity Center (CAC), particularly the pool deck, the Laurel Leaf Patios, and the Coffee Patio. The project will also have very negative impacts on our beautiful views and parking access.

I have found Santa Rosa regulation NS-B-5 which states: Pursue measures to reduce noise impacts primarily through site planning. Engineering solutions for noise mitigation, such as sound walls, are the least desirable alternative.

I am requesting that a permit not be granted because there is a far better alternative - conversion of underutilized tennis courts at the East and West Recreation Centers to allow both tennis and pickle ball to be played on the same courts.

Noise studies have found that Pickle Ball is not that many more decibels than tennis. The tennis courts are already in place and neighborhood housing occupants are used to the noise associated with tennis.

Much of the noise of Pickle Ball is associated with the social nature of the sport and noise of the participants. If all the courts are located in one location that creates a much more intense noise problem that is difficult to control as all players are together in one location. By utilizing the tennis courts in two separate locations at the East Recreation Center (ERC) and the West Recreation Center (WRC) it will reduce the impact of the noise of the sport.

Controlling the times of play of Pickle Ball is also a way to reduce the noise impact on surrounding houses. I suggest that Pickle Ball hours be allowed during weekdays from 9am to 4pm and on weekends and holidays from 10am to 3pm allowing nearby residents to have less noise at critical times. This will allow time for the quieter tennis players to have time on the same courts before and after those hours.

I have documentation of a successful solution using such a plan for the Lake Wildwood community in Nevada County. They have used conversion of tennis courts to actual dual purpose courts, where both pickle ball and tennis are played on the same courts, at very low cost to the association. Let me know if you would like me to provide this documentation to you.

I respectfully request your review of these issues, to deny the Pickle Ball Proposed Project, at the putting green at the CAC in Oakmont.

Sincerely,

David W. Alton

8846 Oakmont Drive
Santa Rosa, CA 95409
707-833-1390

Murray, Susie

From: Donna <donnahopley@yahoo.com>
Sent: Thursday, June 25, 2015 7:19 AM
To: Murray, Susie
Subject: Oakmont's request for permit

Dear Ms. Murray:

Today I sat on the Oakmont patio to enjoy coffee and conversation with a friend. Unfortunately there was noise from the the pool as the WRC is under construction, and one exercise class was being held when normally this area is tranquil. I can just imagine how intrusive the noise would be from pickle ball if a new court was built on the putting green just a few feet away.

Realistically the parking will be overflowing as the bank, real estate office, chiropractor and the new offices for Oakmont administration will fill the parking lot. Spaces are already taken with the Oakmont maintenance workers. A NEW STUDY NEEDS TO BE DONE as there is limited parking that is oft times filled to the max with the caterers parking in that area for many lunch events at the Berger Center. Also I see nothing in the sound study that indicates the need for quiet in the central patio area was taken into consideration by the pickle ball committee. We already have two pickle ball courts and they are not utilized as much as other facilities.

Our Board of Directors recently appointed a committee to do a study and survey of Oakmont residents. What facilities do residents use regularly? Which new amenities would they like to see added? The results of the survey show that pickle ball is a very low priority on the list. Now we are able to get coffee and pastries while enjoying conversation in the CAC patio area which faces the golf course. Why should LOUD PICKLE BALL NOISE be allowed to intrude on our now new "central gathering place".

A "central gathering place was residents' TOP priority!

Here is a link to the survey:

http://www.oakmontvillage.com/content/Notices/LRP/final_report_voices_of_oakmont_.pdf

Pg 55, Outdoor Usage, shows the following outdoor facilities as most frequently used:

- 1) Pools
- 2) Hot Tubs
- 3) Picnic Areas

Pg 75, Shows the following as priorities:

- 1) Central Gathering Place
- 2) Community Wif Fi
- 3) Safe Streets
- 4) Fitness Center

Sincerely,
Donna Hopley
6421 Mesa Oaks Place
Oakmont

From: **Carolyn Bettencourt** carolynb178@comcast.net
Subject: Fwd: Pickle Ball Update
Date: June 25, 2015 at 11:23 AM
To: Carolyn Bettencourt carolynb178@comcast.net



Begin forwarded message:

From: Nextdoor Oakmont <reply@rs.email.nextdoor.com>
Subject: Pickle Ball Update
Date: June 25, 2015 at 11:05:50 AM PDT
To: carolynb178@comcast.net
Reply-To:
reply+GI2DANRZGQZF64DSN5SHKY3UNFXW4X2QJ5JVIXZRG14DIOJUGU2A====@ova.nextdoor.com

David Alton, Oakmont

This information was sent to the Oakmont Board Members in April with no response to me. It seems to me that for a minor sport represented by approximately 125 Oakmont players, spending \$200,000 dollars of our limited budget is outrageous when a basically free solution is available. All they need to do is repurpose and share existing underutilized tennis courts to be shared by tennis and Pickle ball players. This has been done successfully at a community similar to ours as described below. All it takes is willingness and cooperation on the part of all parties to make this work. The tennis players have the courts during the quiet hours designated and the pickle ball players have the courts during the non-restricted playing times. This solution is basically free of significant cost. See the discussion below for details on how it has worked at Lake Wildwood.

If the Board Members go ahead with this project they are in danger of disappointing a majority of Oakmont residents who basically voted for prioritized areas of importance for the Board to address with the Berger Center at the top of the list and Pickle Ball at the bottom. How is it that this has been reversed by the Board? If they go ahead with the Pickle Ball expenditure, It may be hard for the Board to find any support for future projects that they would like to accomplish.

Dear Board members,

Below is a discussion provided to me by a tennis club member at Lake Wildwood in Nevada County, California near Grass Valley. It is primarily an adult community with golf course, tennis courts, private lake, clubhouse etc. It is very similar to Oakmont except that it is also a gated community with their own security force.

This is the thinking behind their solution.

The Lake Wildwood Solution

While LWW decided to have one of our courts used for both tennis and pickleball per a published schedule, some Homeowners Associations have converted tennis courts completely to pickleball courts. Of course, they had to take on the complaints from tennis players who lost the use of a tennis court. Everyone wants their specific needs addressed "right now" and forgets about paying for the other critical projects of the Association.

Here is what is required to take an existing tennis court and allow pickleball players to use it for pickleball play. Two pickleball courts can be placed on a single tennis court. Pickleball court lines will be striped on either side of the existing tennis net, and the tennis net is kept in place so tennis can be played during scheduled tennis play hours. Two portable pickleball nets would be required and are put in place during pickleball play. These portable pickleball nets can be moved by a single person but it's much easier if there are two pickleball players to move the nets. Since it requires a minimum of two people to play pickleball and most pickleball is played as doubles, there would likely be four pickleball players available to move the pickleball nets.

A few tennis players will state that the added pickleball lines on a tennis court will cause them some confusion when they play tennis. I have played on our shared tennis court and it only took me a few games to adjust to the extra lines. We had a few tennis players complain about the extra lines on the court, but after a couple of months the complaints stopped. Since our shared court is next to a dedicated tennis court, some tennis players playing next to the shared court complained about the noise of the plastic pickleball when hit with the pickleball racquet. This complaint, again, went away after a few months. The larger problem is because pickleball is a very social sport. Pickleball players tend to talk and sometimes get carried away when they are playing or when waiting for a court to become available; this can be distracting to tennis players.

Here is what I see as the benefit of a shared court solution:

1. Pickleball players can have courts to use immediately.
2. There is only a small cost to implement the solution.
3. The Association and homeowners near the shared court get real experience with the noise of pickleball play before any decision is made to construct permanent pickleball courts.
4. The Association will learn if the amount of demand for pickleball court time drops, or grows before a larger pickleball investment is made. Of course, time will also show if demand for tennis court time drops or grows. Should the Association learn that tennis playing has dropped, management could decide to convert a second tennis court to pickleball.

5. There is very low risk since the costs are minimal; however, the Board will need to deal with the complaints from pickleball and tennis players which will continue for some time after the shared solution has been implemented.

6. Members of the Association who do not play either sport will appreciate the solution

He also stated that the time for pickle ball was restricted to between 8:00 am to 6:00pm due to the noise of the sport. Thus tennis players could use the courts before or after the pickle ballers were done etc.

Hope this can be useful in coming to a solution for Oakmont. If we have unlimited funds for improvements how about a covered swimming pool for year around swimming activities?

Sincerely,

Dave Alton
Santa Rosa, CA 95409

Shared with Oakmont in General

Jun 25 in General to your neighborhood

[View or reply](#) [Thank](#) [Private message](#)

You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

This message is intended for carolynb178@comcast.net.

[Unsubscribe or adjust your email settings](#)

Nextdoor, Inc. 760 Market St., Suite 300, San Francisco, CA 94102

Murray, Susie

From: Lynda Oneto <loneto@sonic.net>
Sent: Monday, June 22, 2015 3:07 PM
To: Murray, Susie
Subject: Proposed Pickleball courts at the West Recreation Center in Oakmont
Attachments: s murray 6-15.doc

Hello Ms. Murray,

Please include the attached document into the Oakmont Pickleball File.
This document is in opposition to the new pickleball courts proposed
in the Central Activity Center.

Thank you,

Lynda Oneto

Lynda Oneto
8389 Oakmont Drive
Santa Rosa, CA 95409
June 17, 2015

Re: Proposed Pickleball Courts at the Central Recreation Area in Oakmont

Dear Ms. Murray,

Today, a Town Hall Meeting was held so all interested Oakmont residents could ask the Pickleball Ad Hoc Committee questions, some of which were answered, some completely and some incompletely and some not at all. This was the first time I am aware of that our residents could ask questions in an open Forum about this project.

There were a considerable number of concerned residents and here are some of my/their concerns. These are significant enough that I am asking our OVA Board to postpone a final decision.

Here are some of my reasons to deny this project to be located in the Central Recreation Area:

1. Not enough parking for another facility – this central facility has daily activities – we have 4 recreational courts (Bocce/lawn bowling, shuffleboard, swimming pool) fitness center, library, and meeting rooms. We have numerous clubs that use rooms and Berger center at all hours. We have large fitness classes that fill the entire Berger center three mornings/week. Groups who go on bus trips meet the bus here and are parked in this area all day. Another sports facility will require more parking, which we simply do not have.

Is it true, that when Oakmont received the permit for the expansion of the Central Fitness center, any additional facility in this area would be denied due to the lack of adequate parking?

2. The applicant proposes “tournament seating.” Our current limited parking area will not be able to accommodate even pickleball users let alone outside tournament participants.

3. Riparian encroachment – Does the 4th, most easterly court meet the city distance requirements from the existing lagoon?

4. This is the last piece of open space in our Central area. Anyone visiting the facilities in this area will see an 8-ft fence and green/black acoustic material and cloudy, cracked plexiglass after a few years.

A final note: The Ad Hoc committee appointed to explore the prospect of pickleball in Oakmont was primarily composed of the proponents of "new pickleball courts". It is unfortunate that these proponents have taken the tactic of aggressive lobbying without discussions with the community at large until the Town Meeting on June 17, 2015. Until this Town Hall Meeting, concerned residents were not given the opportunity to discuss other alternatives that could be more cost effective with less impact to the parking, visual and open space issues concerning to many residents. After the Town Hall Meeting meeting, I am aware of great opposition to this project.

Thank you for your consideration,

Lynda Oneto

Murray, Susie

From: Phyllis Keenan <PHSKeenan@aol.com>
Sent: Sunday, June 21, 2015 11:17 PM
To: Murray, Susie
Subject: Oakmont Pickleball Debacle!

Ms. Murray,

The attached was sent to me by another disgruntled Oakmonter. The numbers of us are growing!

Your consideration will be greatly appreciated by a majority of dues-paying residents.

Regards,
Phyllis Keenan
Oakmont

----- Forwarded message -----

From: Nextdoor Oakmont <reply@rs.email.nextdoor.com>
Date: Jun 21, 2015 2:06 PM
Subject: Reply to Tom Cooke
To: phskeenan@aol.com
Cc:

 Karen McMillen, Oakmont

You just sent the following message to Tom Cooke:

Karen McMillen, Oakmont

Tom, I agree with and support most of your postings on this whole pickle ball debacle. But, at 7 years a resident, how would you know that most of our amenities were opposed before they were built. 99% of them were built before you moved here. Also, the board certainly does not have our best interests at heart in this case. We must repair infrastructure and become ADA compliant before we spend 200K on a new project. I'm already angry that \$50,000 will be spent before a patch of earth is turned. And the fact that repairs and upgrades come from a different budget than new projects has absolutely no bearing as the money trail leads back to our 4,000+ residents and their dues.

Jun 21 in General to your neighborhood

[View or reply](#) [Thank](#) · [Private message](#)

You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

This message is intended for phskeenan@aol.com.
[Unsubscribe or adjust your email settings](#)

Nextdoor, Inc. 760 Market St., Suite 300, San Francisco, CA 94102

Murray, Susie

From: Honora Clemens <honora@sonic.net>
Sent: Saturday, June 20, 2015 4:09 PM
To: ova.bod.batchelor@sonic.net; Murray, Susie
Subject: Concern re Pickleball at Oakmont Village

I am in complete agreement with the message written by Carol Bettencout of Oakmont. She expressed clearly and concisely the reasons for halting any expenditures on Pickleball at Oakmont. In case you did not see it, I am enclosing it below:

Honora Clemens
100 Oakmont Pl
Santa Rosa, CA 95409

Town Hall Meeting^{2d ago}

Carolyn Bettencourt from Oakmont

My consensus of yesterday's Town Hall Meeting:

The bottom line is the pickleball club refuses to consider the financial impact or the environmental impact of the proposed new courts at the CAC. They just plain don't care. They want what they want when they want it and damn everyone or everything else. The conflict between the proponents of this project and those of us who oppose it, boils down to the PBC refusing to understand the total selfishness of what they want. The pickleball people felt they were "under fire" at yesterday's meeting. What did they expect? They refuse to consider what this project will cost, they refuse to see the impact of how it will affect parking at the CAC, they refuse to accept that there will be visual and audial impact on the surrounding site. The argument that Oakmont is an "active" adult community does not depend on pickleball being here. How many times do we really need to say it? Why are we even talking about this project when it was at the bottom of the LRPC survey of priorities. Obviously another wasted expenditure if the Board isn't going to take direction from it. How did fixing the Berger Center (which is at the top of the LRPC survey and used by most of the residents in Oakmont) suddenly take back seat to accommodating this relatively small percentage of the population? In my opinion, I firmly believe that if these new courts are built (hence the need to rush this thru) we are going to be hearing from the Board that we can no longer wait to fix the Berger so there will be an assessment. The money has to come from some place. If the West Rec cost 1.3 million (and not done yet), can you imagine what the Berger will cost. Maybe I just don't appreciate the calibre of people that pickleball attracts. As Tom Kendrick said he's met so many great people on the pickleball courts; doctors, lawyers, executives. Maybe I'm just too common folk. Degrees and titles don't impress me. What impresses me are people who have the moral fiber to care about how what they want might affect the people they live around. Maybe I'm also forgetting what Cassie said in an interview a while back that Oakmont wants to "attract the right kind of people." Maybe she was talking about pickleballer's. I don't know. A gentleman spoke at the meeting addressing the sound issue at the East Rec Center where pickleball is now being played. He stated that it wasn't the issue that the PBC is making it out to be. He mentioned standing on someone's deck who lives above the East Rec and that you could barely hear pickleball being played. Purchasing some type of cover to put over the existing courts to help mediate the sound was also mentioned, and Noel Lyons (former First Things First man) said it would be too costly to have to replace. Apparently the plexiglass wall that will need

to be built around the pool to help mediate sound and will need occasional replacing doesn't fall under the same category. There are companies who make covers to accommodate many outdoor sports. Former Board Member, Evelyn George, spoke about the fact that we need to take care of existing amenities before we move forward and build something new. She pointed out that our reserve fund is being depleted. Do the pickleball players care? Apparently not. Oakmont is an old community that has run out of viable space to accommodate a sport such as pickleball. Some of the newer over 55 adult communities who have put in pickleball courts did so in the planning stage of the development thereby allowing for a site that wouldn't impact other residents or they still possess enough undeveloped space. Oakmont does not have that luxury. There is an entire generation here in Oakmont who has contributed for a long time to put money in a reserve account that should be spent on the upkeep of what now exists. Noel Lyons seems to feel that the \$200 thousand proposed project (and according to Cassie we can add another 50% to any quotes we get) is just a "pimple" on the budget. That is one big pimple on a budget that only has \$2 million left in it's reserve account and still hasn't even started repairing the Berger Center. It's precisely that type of attitude that has bankrupted many organizations. The original quote for redoing the West Rec has been exceeded by four or five times. Brace yourself folks. There is no doubt that we will be facing an assessment. This new generation of thinking that possesses a sense of entitlement, has no consideration for people who retired a long time ago and are living on fixed incomes and may not be able to afford having their dues continually increased or afford an assessment. Our duty should not simply lie with attracting some future generation but more importantly taking care of the generation who lives here now and has paid their dues. If some people bought here in Oakmont only because they assumed that pickleball was coming, then I say move. There are plenty of other people who would be happy to live here. I think Oakmont has done a pretty good job of developing sports and activities for its residents. There does come a time though that we need to be realistic and accept the fact that space (not to mention finances) has reached it's maximum. You cannot have every single sport that a resident (or even group of residents) may want to have here. I am sick of hearing that pickleball is the end all of all sports. If something can't be worked out to make a couple of the overflow tennis courts a viable solution for this sport, then drive over to Finley. If I want to go bowling, I have to get my "active" butt in my car and drive to a bowling alley to play. Stop being so selfish!

Murray, Susie

From: Don Pennington <dandnpenn@sbcglobal.net>
Sent: Saturday, June 20, 2015 9:26 PM
To: Murray, Susie
Subject: PBC in Oakmont

In my opinion the sound test that was done is completely inaccurate. It was done at the eastside tennis court where the tundra is totally different from the proposed PBC area. On the eastside the houses are on hilly area above the courts. The new space is on flat ground so the sound does not travel the same. There is also a pond right next to proposed area that has ducks, canadian geese and frogs. None are endangered but may be scared away due to the noise.

We were also under the impression that there where going to be bleachers so competitions could be held on a national scale. At the town hall meeting on 6/17 it was stated that the bleachers we thought were going in are actually benches for the players. And they want to play with other PBers in the area. Well, the cheering noise will be the same no matter who comes to play. As I'm sure you know there is a sound barrier proposed also which will either be acrylic or some other matter that will have an ivy print on it. The board members are very cleaver in their wording, bleachers/ benches whatever. Maybe they should include statutes an fake trees too so we don't miss the view too much. A survey has already been done here (I didn't get one), and 68% didn't want the PBC and about 12% did. That's approx. 1 in 6 against. What happened to majority rule anyways?

Once again, thank you for considering the matters.

Regards Don and Norma Pennington

Murray, Susie

From: Heilbronner carol <carol.heil@sbcglobal.net>
Sent: Saturday, June 20, 2015 7:43 PM
To: Murray, Susie
Subject: Oakmont

Please do not approve pickle ball court in Oakmont. Only 140 people want a pickle ball court and Oakmont does not have the funds nor the support of majority of residents to have pickle ball.

Thank you.

Mr. & Mrs. J. Heilbronner
Oakmont

Murray, Susie

From: he <mrcrowoz@aol.com>
Sent: Saturday, June 20, 2015 8:54 AM
To: Murray, Susie
Subject: Pickleball

Susie Murray,

My wife and I are relatively new to Oakmont, so our knowledge of how things are done here is rather limited. The discussion over this issue has grabbed our attention because of the number of comments it has generated on the Nextdoor site. As we sift through them, one message seems to make the most sense. A small group of sport enthusiasts (140 members) has evidently pushed their agenda to be funded by the board no matter what any survey determines the level of interest to be. Pickleball we understand was at the bottom. So if any group demanded a facility to be built for them, would the board bend to them? I'm sure there are 140 people for any activity here who love archery, skeet shooting, bowling, croquet, horseshoes, Frisbee golf...the lists could go on and on. But pickleball seems to have stepped to the forefront of something that Oakmont cannot do without. Fiscal priorities should be the main concern and the monies that the Berger Center will need is at the top of the list as it should be. That was the number one concern in the Oakmont survey. Please consider the majority here, not a select few.

Sincerely,

James Osswald
Noreen Hagerty
439 Woodley Place

Murray, Susie

From: Gloria_Young <glryng@gmail.com>
Sent: Thursday, June 18, 2015 11:51 AM
To: Murray, Susie
Subject: Oakmont Pickleball Project

Dear Ms, Murray:

Carolyn Bettencourt, an Oakmont resident I have not met, summarized the pickleball meeting yesterday via Nextdoor.com, as I was unable to attend. The day before, however, I did voice my opinion about this project in the Open Forum during the board meeting.

I concur with all the points Ms. Bettencourt raised so articulately, and will add a few of my own thoughts. I am completely stymied why the board is giving so much power to 126 pickleball players, many who are new residents. It is evident that these new residents moved into Oakmont with an abundance of confidence that they would be able to convince the OVA executives to support this exorbitantly costly project (building the courts) by making the thousands of residents who have no interest in playing pickleball, some who have lived here for decades, and will have to underwrite the expenses for these very aggressive pickleball players.

May I suggest that these insistent, single-minded pickleball activists come together to establish their own private pickleball club, i.e., much like the Saddle Club at the polo field, find an unused, isolated weed patch for an outdoor court, or indoor court if adjacent to residences, and raise the money to fund this pricey, exclusive project. If it gains in popularity and continues to grow, as they insist it will, the funds from new membership fees and monthly dues for the private pickleball club will underwrite ongoing expenses of maintaining the pickleball facilities.

This is a win-win situation: the 126 pickleball players will get what they want by assuming responsibility for what they seem to desperately desire, and the thousands of residents in Oakmont who have no interest in pickleball will not be burdened with underwriting this extremely costly project.

One thing is certain, I am 71 years young, a graduate of UC Berkeley with a Master's Degree in Literature, very healthy, and will be looking to move to a retirement community very much like Oakmont is today and the day I moved in (1999) if the pickleball project comes to fruition. My heart goes out to the thousands of residents who do not play pickleball, who have lived here for decades and cannot afford to relocate or are not healthy enough to tackle the daunting task of a relocation.

I IMPLORER THAT THE CITY PLANNING COMMISSION DOES NOT APPROVE THIS PROJECT. In future years, if OVA approves this project, and as more residents get addicted to this sport, the parking lot will become congested and unable to handle the volume of the thousands of residents using the library and gym (the two top used facilities in Oakmont) and the myriad of other activities held in the Activities Center and the Berger Center. This is now the most filled parking lot in Oakmont, as even Oakmont Gardens uses it because they have very limited parking.

Namaste, Gloria Young, 473 Woodley Place, Oakmont

Murray, Susie

From: Lu Pearson <lucip@sonic.net>
Sent: Thursday, June 18, 2015 10:09 AM
To: Murray, Susie
Subject: Oakmont Pickelball Courts

I've loved living in Oakmont for thirteen years during which we have lived peacefully.

I believe in priorities in spending our reserve funds and our Berger Center is desperately in need of upgrades.

I am not in favor of spending our reserve funds to add Pickelball Courts for a small minority of our residents who are very vocal.

Maybe they would agree to an assessment to cover the costs of adding courts..

Murray, Susie

From: Karin Hiller <karinhiller2@yahoo.com>
Sent: Thursday, June 18, 2015 9:42 AM
To: Murray, Susie
Subject: Oakmont Pickle Ball

I want to add my objection to the proposed pickle ball court here. It's ridiculous and should NOT be considered!

A small percentage of residents are supporting it...not enough to justify it. The OVA funds are limited and there are priorities that need to be taken care of which benefit everyone....not just a small minority of pushy Pickle Ball enthusiasts!

Please give this issue your "thumbs down"!

Thank you,
Karin Hiller

Murray, Susie

From: Sylvia Edwards <civanosylvia@gmail.com>
Sent: Thursday, June 18, 2015 8:00 AM
To: Murray, Susie
Subject: Oakmont Pickleball

I am one of the concerned neighbors that feels that Oakmont has higher priorities at present than building a new pickleball facility. I am not against the sport, but for some reason this project has leap-frogged items long on the agenda that in my opinion are of more importance to a greater number of residents.

Thank you

Sylvia Edwards

7153 Oak Leaf Drive.

Oakmont

Murray, Susie

From: Barbara Dudley <bd24-ecrivain@sbcglobal.net>
Sent: Thursday, June 18, 2015 5:49 PM
To: Murray, Susie
Subject: The Oakmont Pickleball Courts

Hello!

Carolyn Bettencourt had a few choice things to say about the Town Meeting on Thursday on Nextdoor Oakmont. I agree with her. I have lived in Oakmont since 2003 and have enjoyed its many amenities, for which I am very grateful!

Carolyn's points about spending money that is needed elsewhere resonates with me. In response, I have sent an e-mail message to the OVA Board asking that they reconsider any decision about pickleball and return the Berger Center to the top position on Oakmont's list of projects to get done. (The list was created by asking current residents of Oakmont what they considered to be important.)

Please, keep the wants and desires of the majority of Oakmont residents in mind when working with this project.

Thank you,
Barbara G Dudley
6253 Meadowstone Drive
Oakmont

P.S. I have copied Carolyn's comments to this e-mail message for your use. (I have added boldface to specific statements that I feel are important and have separated the text into paragraphs for easier reading. Please, see below.)

Carolyn Bettencourt

My consensus of yesterday's Town Hall Meeting:

The bottom line is the pickleball club refuses to consider the financial impact or the environmental impact of the proposed new courts at the CAC. They just plain don't care. They want what they want when they want it and damn everyone or everything else.

The conflict between the proponents of this project and those of us who oppose it, boils down to the PBC refusing to understand the total selfishness of what they want. The pickleball people felt they were "under fire" at yesterday's meeting. What did they expect? They refuse to consider what this project will cost, they refuse to see the impact of how it will affect parking at the CAC, they refuse to accept that there will be visual and audial impact on the surrounding site.

The argument that Oakmont is an "active" adult community does not depend on pickleball being here. How many times do we really need to say it? **Why are we even talking about this project when it was at the bottom of the LRPC survey of priorities.** Obviously another wasted expenditure if the Board isn't going to take direction from it. How did fixing the Berger Center (which is at the top of the LRPC survey and used by most of the residents in Oakmont) suddenly take back seat to accommodating this relatively small percentage of the population? In my opinion, I firmly believe that if these new courts are built (hence the need to rush this thru) **we are going to be hearing from the Board that we can no longer wait to fix the Berger so there will be an assessment.** The

money has to come from some place. If the West Rec cost 1.3 million (and not done yet), can you imagine what the Berger will cost.

Maybe I just don't appreciate the calibre of people that pickleball attracts. As Tom Kendrick said he's met so many great people on the pickleball courts; doctors, lawyers, executives. Maybe I'm just too common folk. Degrees and titles don't impress me. What impresses me are people who have the moral fiber to care about how what they want might affect the people they live around. Maybe I'm also forgetting what Cassie said in an interview a while back that Oakmont wants to "attract the right kind of people." Maybe she was talking about pickleballer's. I don't know.

A gentleman spoke at the meeting addressing the sound issue at the East Rec Center where pickleball is now being played. He stated that it wasn't the issue that the PBC is making it out to be. He mentioned standing on someone's deck who lives above the East Rec and that you could barely hear pickleball being played. Purchasing some type of cover to put over the existing courts to help mediate the sound was also mentioned, and Noel Lyons (former First Things First man) said it would be too costly to have to replace. Apparently the plexiglass wall that will need to be built around the pool to help mediate sound and will need occasional replacing doesn't fall under the same category. There are companies who make covers to accommodate many outdoor sports.

Former Board Member, Evelyn George, spoke about the fact that we need to take care of existing amenities before we move forward and build something new. She pointed out that our reserve fund is being depleted. Do the pickleball players care? Apparently not. Oakmont is an old community that has run out of viable space to accommodate a sport such as pickleball. Some of the newer over 55 adult communities who have put in pickleball courts did so in the planning stage of the development thereby allowing for a site that wouldn't impact other residents or they still possess enough undeveloped space. Oakmont does not have that luxury. There is an entire generation here in Oakmont who has contributed for a long time to put money in a **reserve account that should be spent on the upkeep of what now exists**. Noel Lyons seems to feel that the \$200 thousand proposed project (and according to Cassie we can add another 50% to any quotes we get) is just a "pimple" on the budget. That is one big pimple on a budget that only has \$2 million left in its reserve account and still hasn't even started repairing the Berger Center. **It's precisely that type of attitude that has bankrupted many organizations.** [BD: Killing the goose that laid the gold egg.]

The original quote for redoing the West Rec has been exceeded by four or five times. Brace yourself folks. There is no doubt that we will be facing an assessment. This new generation of thinking that possesses a sense of entitlement, has no consideration for **people who retired a long time ago and are living on fixed incomes and may not be able to afford having their dues continually increased or afford an assessment**. Our duty should not simply lie with attracting some future generation but more importantly taking care of the generation who lives here now and has paid their dues. If some people bought here in Oakmont only because they assumed that pickleball was coming, then I say move. There are plenty of other people who would be happy to live here. I think Oakmont has done a pretty good job of developing sports and activities for its residents. There does come a time though that we need to be realistic and **accept the fact that space (not to mention finances) has reached its maximum**. You cannot have every single sport that a resident (or even group of residents) may want to have here.

I am sick of hearing that pickleball is the end all of all sports. If something can't be worked out to make a couple of the overflow tennis courts a viable solution for this sport, then drive over to Finley. If I want to go bowling, I have to get my "active" butt in my car and drive to a bowling alley to play. Stop being so selfish!

Murray, Susie

From: DONN F PAULSON <donnpaulson@sbcglobal.net>
Sent: Thursday, June 18, 2015 10:51 AM
To: Murray, Susie
Subject: Pickleball in Oakmont

Dear Ms. Murray:

I am a resident of Oakmont and I am totally against the proposed pickleball development project now being considered. I am opposed to it for the visual impact the project will have and for the noise level that will affect people participating in other activities near the proposed site. As an Oakmont owner, I am also against this project because of it's cost, but I know that is not part of your approval process. If this proposal is not approved, then the Pickleball Club will have to consider other, more sensible choices that exist.

Sincerely,

Donn and Pat Paulson
8853 Hood Mountain Way

Murray, Susie

From: Donovan Frank <frankandelly@comcast.net>
Sent: Thursday, June 18, 2015 1:45 PM
To: Murray, Susie
Subject: Oakmont pickleball

Susan... we so thoroughly agree with all the views of Carolyn Bettencourt... and others...we back her 100 percent... and hope you will do your part in helping to prevent this structure from being built.

Oakmont residents for 20 years

Frank & Eleanor Donovan

Murray, Susie

From: Janet Schade <janetschade@sbcglobal.net>
Sent: Wednesday, June 17, 2015 3:07 PM
To: Murray, Susie
Subject: Pickleball in Oakmont

If a majority, even a partial majority, of Oakmont6 Residents want a Pickleball court or two they should have them, **somewhere on the property**. BUT NOT in a location that disrupts the views, creates noise and parking issues, costs \$200,000 and raises the ire of so many residents when only a comparatively small number of people will use it.

I have been told there is other open property (unbuildable lots) within the Oakmont confines. Why not use that space for Pickleball?
Berger center parking is already difficult to find when **any** event is in session,
The tennis players don't want to share but they leave multiple courts empty for long periods every day.

It's worse than kids fighting over the monkey bars or the tetherball. I want my money spent to improve the things at Oakmont that are truly needed to improve quality of life for as many residents as possible. Pickleball is not one of those things.

Janet Schade
6546 Stonecroft Terrace
Santa Rosa, CA 95409

Murray, Susie

From: Beverly Singer <bjcsing@icloud.com>
Sent: Wednesday, June 17, 2015 11:29 AM
To: Murray, Susie
Subject: Oakmont pickle ball opposition by Berger Center

My name is Beverly Singer, 228 Mocking Bird Cir., Santa Rosa, Ca bjcsing@sbcglobal.net

I am in favor of pickle ball in Oakmont, but I am not in favor of locating it anywhere near the Berger Center or the central swimming pool.

parking is already tight there

The noise level would be too high

To build courts there would be too costly

We have many tennis courts. One or two of them could be converted for pickle ball use.

Sent from my iPad

Murray, Susie

From: Kay Nelson <kfnel@aol.com>
Sent: Wednesday, June 17, 2015 11:29 AM
To: Murray, Susie
Subject: Oakmont Pickle Ball Courts

Dear Ms. Murray

As a long-time resident of Oakmont and an active Real Estate agent here, I would like to state that the proposed site for the Pickle Ball Courts is not in the best interests of the residents of Oakmont. As a Realtor I concur.

There is an alternative solution which I have not heard discussed and I will be bringing this to the attention of the various committees.

A rejection of the present site or at least a delay would be beneficial. I think that Oakmont should have courts, but not at this location.

Thank you for your attention to this problem.

Kay Nelson
kfnel@aol.com
Century 21 Valley of the Moon
Bre: 00882159
707-538-8777

Murray, Susie

From: Renee <renee3637@att.net>
Sent: Wednesday, June 17, 2015 11:22 AM
To: Murray, Susie
Subject: Oakmont pickle ball situation.

I never thought I would be forced to express my objections to anything as foolish as This group of pickle ballers. For some reason they have managed to think they are entitled to do anything they want with complete disregard for the thousands of residents

Who disagree with their desires. We have enough facilities to provide exercise, Entertainment, educational opportunities and socials for everyone. I can't believe they have us by the throat so to speak. Monies much needed to improve the existing structures are certainly more beneficial to all residents. The selfishness and ill mannered behavior by this group displayed at meetings should be controlled by Common sense. They should consider priorities better suited to our needs than those 100 or so who call themselves an ELITE group.

In addition the noise and blocking of views which is not something we would like to see happen . It's the peace and tranquility we have enjoyed so far. I feel Most sorry for those living near the courts that have been installed.

I visit a friend who lives near by and I personally would be inclined to sell my house if the Additional courts, sound barriers and/or fences are built. I would no longer have the peace and quiet I have been enjoying for the past six years.

I am sure everything will be given proper consideration.

Renee Rappaport.
Sent from my iPad

Murray, Susie

From: Phyllis K <phskeenan@gmail.com>
Sent: Wednesday, June 17, 2015 2:19 AM
To: Murray, Susie
Subject: Oakmont Pickleball Project

Dear Ms. Murray,

I am another Oakmont resident who opposes the pickleball project for all the reasons you have heard by now.

We have so many legitimate needs for the \$200,000 cost; aesthetically, the location and design elements are totally unacceptable; and, we already have adequate pickleball courts for the numbers of residents using them. Pickleballers are not being denied anything by squashing this project.

The pickleball project is a waste of time and money to satisfy a small number of residents at the expense of the majority. Proof is all the opposition email and letters you have received, as well as the results of our recent resident surveys.

Our Board of Directors isn't listening to us, I hope you will.

Respectfully,
Phyllis S. Keenan
6745 Wintergreen Court
Oakmont

Murray, Susie

From: Phyllis Keenan <PHSKeenan@aol.com>
Sent: Wednesday, June 17, 2015 2:33 AM
To: Murray, Susie
Subject: Oakmont Pickleball Project v2 (revised email)

Dear Ms. Murray,

I am another Oakmont resident who opposes the pickleball project for all the reasons you have heard by now.

The entire community has so many legitimate needs for the \$200,000 cost; aesthetically and practically, the location and design elements are totally unacceptable; and, we already have adequate pickleball courts and parking elsewhere in the community for the numbers of residents using them. Pickleballers are not being denied anything by squashing this project.

The pickleball project is a waste of time and money to satisfy a small number of residents at the expense of the majority. Proof is all the opposition email and letters you have received, as well as the results of our recent resident survey and petitions (overwhelming against the project).

Our Board of Directors isn't listening to us, I hope you will.

Respectfully,
Phyllis S. Keenan
6745 Wintergreen Court
Oakmont

Murray, Susie

From: Bobbi Adams <bobbnbri@gmail.com>
Sent: Wednesday, June 17, 2015 3:43 PM
To: ova.bod.batchelor@sonic.net
Cc: Murray, Susie
Subject: Pickle Ball Courts

Frank, this note is to re-iterate my feelings regarding the proposed Pickle Ball courts.

I don't want to see the Board spend such a huge amount of money in a place that is inappropriate for most Oakmonters before the Board addresses the deteriorating and outdated Burger Center. THAT is the gathering place we all come to for a myriad of events.

The fact that the tennis players do not want to share their courts with the pickle ball players, is childish and their statements sound like spoiled bullies.

Please take into consideration the fact that the people who live around the proposed PB courts are going to face a (most possible) devaluation of their property, which will also bring in fewer funds to the City.

Thank you for your consideration.

Bobbi Adams

Murray, Susie

From: Murray, Susie
Sent: Wednesday, June 17, 2015 11:38 AM
To: 'Evelyn George'
Subject: RE: Vital Information/Oakmont

Ms. George,

I have received your comments and have printed a copy and added it to the file.

To clarify and hopefully put your mind at ease for the time being, the City has not conducted a sound study, nor have we placed any requirement to construct sound walls. At present, the applicant (the OVA) has been asked to provide additional information including a visual analysis, sound study and more information regarding parking due to inquiries received from other Oakmont residents.

We've also received a request for public hearing. After the applicant submits the additional information coupled with any plan revisions and City staff has had an opportunity to review the proposal, the City will determine Conditions of Approval. Once agreed to by the applicant, the project will move forward with a recommendation (not yet determined) from staff. Big blue signs announcing that meeting will be posted on site. I can also add you to the mailing list if you provide your mailing address for me.

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

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

From: Evelyn George [mailto:ekinggeorge@sbcglobal.net]
Sent: Tuesday, June 16, 2015 6:03 PM
To: Murray, Susie
Subject: Vital Information/Oakmont

Dear Ms. Murray:

I know you are inundated with emails regarding the proposed pickle ball courts at Oakmont. I am especially concerned about the unofficial information we are getting that a City "sound engineer" has run tests that show decibel ratings have determined that we would NOT be permitted by Santa Rosa for such construction unless we built solid 8 foot walls around these courts. Do you know this to be true? If this is the only way in which the noise factor can be mitigated, I am dead set against this project.

I apologize for the intrusion on your time. A reply would be.....

Deeply appreciated,

Evelyn George

Murray, Susie

From: Patricia Sack <nanisack@att.net>
Sent: Tuesday, June 16, 2015 7:18 AM
To: Murray, Susie
Subject: pickleball courts

Dear Susan,

Unfortunately I will not be able to attend tomorrow's meeting here in Oakmont because of a medical commitment, but I do want my voice to be heard in this matter.

I have lived here for seven years and I can't shout the praises of my little corner of the world loud enough. The beauty....the wonderful sense of community....the caring neighbors...the availability of activities....the sense of safety.....all combine to bring me a great joy in my "Golden Years". There is such a variety of lifestylessuch involvement on behalf of the homeowners...the sense of pride that we live in a life-enhancing place that contributes such contentment. But I have to say that this issue of the pickleball courts has produced the one area of disappointment that flaws it all.

I moved here to a golf community, even though I have never played golf, because the presence of the golf course not only contributed to the beauty of Oakmont but somehow added to the ambiance of the setting. and the value of my home. I did not move here for the prospect of future pickleball courts. I moved here to the beauty of the public pool areas where I could enjoy the twice a week water aerobic classes followed by my peaceful time of quiet and serenity laying by the pool....enjoying what I consider to be one of the most beautiful settings in Oakmont.. Sometimes I have the sense that I am in my own private resort and it is a wonderful feeling! I enjoy watching the lawn bowlers and have even taken part in the bocci ball games with my Grandchildren but somehow the thought of my idealic spot being disrupted by the smash/ping of the pickleball and the the shouts of enthusiastic players.. or.the beauty of the greens beyond the pool area being destroyed by rubberized fences or even plexi-glass constraints truly saddens me. It even overshadows the thought of all the money being spent for the enjoyment of a few.

If these courts are deemed to be so essential to the future of Oakmont could we not find an area other than this beautiful central center? Yes, the expense would be greater to put them by the community garden or the picnic area, but if there is a group that feels life in Oakmont would not be desirable without them, are they willing to pay for the opportunity? Years ago, when the tennis players that filled our courts daily...(unlike today when the courts are so often empty).....desired to increase the number of courts....a matching pledge was made by one of the players to fund the courts, without burdening all the residents of Oakmont who never made use of the courts This drive enabled the courts to be built without penalizing all. Could there not be some similar funding? But even if I am asked, on my limited income, to fund these supposedly "essential" courts could they not be placed somewhere that enables me and those like me to still be able to enjoy the beauty of nature? Once we take away the natural treasure we have here it will be gone forever. Is that what we really want to do.

Thank you for allowing me the opportunity to be heard.

Sincerely, Pat Sack

Murray, Susie

From: Wenona Campbell wenonacampbell <wenonacampbell@gmail.com>
Sent: Tuesday, June 16, 2015 3:44 AM
To: Murray, Susie
Subject: Pickle Ball concerns

I have been concerned about several elements of the proposed building of Pickle Ball courts on the site of the Central Activity Center in Oakmont. Finding parking spaces close enough to the Berger Center and the swimming pool and the activities center already presents a challenge; especially if one needs handicap parking and the few designated spaces are taken and other spaces that would be close and serve the purpose of shorter walking distance are difficult to find....with the addition of needed parking for pickle ball, the probable would be severely increased. I also am concerned about the noise that the game produces. The courts are so close to the swimming pool and since I know the negative impact of the sound (one of my friends cannot take her naps--she is 92---because of the loud and continuous noise of the game....enjoying relaxing around the pool and taking in the beauty of this serene sitting would be drastically affected by the impact of the negative repercussions of the game. I do trust that you will do all you can to preserve the quality of life that we who do so love our beautiful Oakmont enjoy. My gratitude for your consideration of my and many other's concerns.

Wenona Campbell

Murray, Susie

From: Leslie Evans <cincybrat11@yahoo.com>
Sent: Tuesday, June 16, 2015 6:54 AM
To: Murray, Susie
Subject: Oakmont pickleball courts

Dear Ms. Murray,

A few days ago, I had coffee with a friend on the terrace behind the Central Activities building. It was a lovely setting, with just a murmur of other voices and a beautiful view of the golf course and the mountains. This will be spoiled entirely if pickleball courts are built there. If you haven't already, I suggest you visit the terrace to see for yourself. An electronic key is required in order to get in, but you can call me at any time and I will escort you there.

Thank you for your time and consideration.

Leslie Evans

843-7408

Murray, Susie

From: Mary Anne Graham <dmagraham@yahoo.com>
Sent: Tuesday, June 16, 2015 11:06 PM
To: Murray, Susie
Subject: Oakmont pickle ball court

Ms. Murray,
My husband and I are opposed to the construction of a pickle ball court next to the central pool in Oakmont. Pickle ball is too noisy and it just isn't an appropriate site for the game.
Thank you,
MaryAnne and Don Graham
6459 Pine Valley Dr.
Santa Rosa, CA 95409

Murray, Susie

From: Lynda Oneto <loneto@sonic.net>
Sent: Tuesday, June 16, 2015 12:31 PM
To: pickleballtownhall@gmail.com
Cc: Murray, Susie
Subject: Significant concerns re: pickleball courts

I have the following concerns about the building of the pickleball courts at the Central Facility:

1. I am unhappy about the incredibly large amount of money spent on studies for the pickleball courts when the long range study indicated 11% of the respondents wanted pickleball. Why don't the members that so desperately want the courts offer to raise \$ to help build them. Could there be another location (i.e. along Hwy 12) that can accommodate courts with sound barriers that would not be an eyesore in the middle of the central facility nor bother residents?

2. How will we pay for such an expensive project? I am absolutely not in favor of an assessment or increased dues. We are spending more than anticipated on the West Rec and pool renovations and our other facilities are in need of upgrading and repair. Quite simply, we do NOT have enough money to embark on such a costly endeavor.

3. Why must we build on every inch of open space that remains? The sound study indicates that the noise is significant enough to require an unsightly sound barrier around the fences. Did the sound study also factor in the Tournament noise from this proposed facility? I don't think so.

4. What bothers me the most, is the consistent aggressive way the pickleball officers and players have railroaded through their desires. I spoke to one of the officers at the last OVA monthly meeting and when I voiced a concern about the loss of open space and vista at the Central facility, the response I got was, "I don't ever swim here and if someone doesn't like the courts being here, they have two other pools to swim in."

I am also concerned about the continued use of East Rec facility when we now know that pickleball play exceeds Santa Rosa's 55 maximum decibel level. Now that it has been confirmed that the surrounding residents are enduring more than allowed, and the pickleball players have been given indefinite use of the facility, the fair way to allow continued play would be to require all players at all times to use the paddles and balls that make the least noise. This is the only fair way to alleviate the noise impact.

I hope you will address these issues that are never fully addressed at the regular OVA meetings.

Thank you,

Lynda Oneto and Gary O'Shaughnessy

Murray, Susie

From: Gloria_Young <glryng@gmail.com>
Sent: Tuesday, June 16, 2015 10:37 AM
To: Murray, Susie
Subject: Oakmont Pickleball Courts

Dear Ms. Murray and City Planners:

In 1999 I selected Oakmont as my retirement community because it offered a stillness and peace that was far from the maddening crowds. Meditation is an important element as I age. The tranquility of my Oakmont neighborhood fills me with gratitude every day as it allows me to age gracefully in its wonderful quietude. Pickleball steals this peace.

Around the country this sport has been growing fast. In Denver eight years ago there were two Pickleball courts in the metro area, now there are more than 150 courts, 2,500 registered players and hundreds of leagues and tournaments annually. Researchers agree it is an addictive sport.

I am concerned for residents who live in close proximity to the Pickleball courts, some who have told me they disconnect their hearing aids during the games, others who were compelled to leave their homes to find refuge in the library or visit a friend in a neighborhood away from the courts.

The noise generated by two, three, or four pickleball players (double those numbers when two courts are being used) when their solid paddles made of wood, graphite or composite materials relentlessly whack the hard polymer balls, is truly an earsplitting noise that shatters the former quietude of Oakmont.

I do not advocate the proposed Berger Center location due to the proximity of homes, lawn bowling (a quiet sport), the pool, and Jacuzzi where people close their eyes and relax early and late in the day when the pool is closed to children. Even a

twelve foot barrier surrounding the courts will not be able to silence the earsplitting noise generated by Pickleball.

Although they occupy a very small minority in Oakmont, I have watched the passion and number of Pickleball players grow, and am concerned that the numbers will continue to escalate as we go forward resulting in parking challenges at Berger Center and heightened ambient noise.

There is also the high cost of constructing the courts that will be reflected in escalating association dues, that will have grave impact on older people living here.

Residents moved to Oakmont for the tranquility of our surrounding natural environment, not to play Pickleball. Most importantly, let us not forget those residents who have been here for decades and are now living in the twilight of their years, some who are too frail to attend meetings, many who do not use internet nor own computers, or are too timid to raise their voices. We have an obligation to protect their environment so they can live out their days in peace.

Respectfully,

gloria young

Murray, Susie

From: M. LeValley <mbandjon@gmail.com>
Sent: Tuesday, June 16, 2015 10:31 AM
To: Murray, Susie
Subject: Pickle Ball Courts in Oakmont

Dear Ms. Murray,

My husband and I are registering our complaints regarding the Pickleball Courts out in Oakmont being by and thus destroying the scenic views of the Central Activities Center/pool.

There is also the issue of sound, on which expensive studies have already been done- noting that the excessive sound of the Pickle balls will require a sound barrier. Lastly, we already are having issues with the limited parking in that area. The Pickle ball courts being placed there will only create more problems for the congested parking lot.

There is a "small few" that seem to have the contacts/money to try and push this project through, despite the protests of the many. We are not a part of that few.

Oakmont's own Long Range Planning Commission and an Oakmont Survey's results have been ignored by the above mentioned powers that be.

Please do not let the few destroy an area that has long been enjoyed by so many of us for it's natural beauty.

Thank you,

Jon and Maribeth LeValley
315 Miramonte Pl.
Santa Rosa, CA. 95409

707- 477-9106

Murray, Susie

From: Michael Connolly <mconno_ca@yahoo.com>
Sent: Tuesday, June 16, 2015 7:45 AM
To: Murray, Susie
Subject: Oakmont Pickleball project

Ms.Murray:

We join many of our fellow Oakmonters in opposing the proposed Central Park project next to our beautiful central pool. The area is very peaceful and the current views from the pool are special to those who want to relax, read a book, and sun near the pool. This project will totally destroy the ambience of this very special amenity in Oakmont and we urge you to take all possible consequences into account when considering approving building permits for this project.

Michael and Mary Connolly
7160 Fairfield Drive
Oakmont

Murray, Susie

From: Susan MacKenzie <susanmackenzie@comcast.net>
Sent: Tuesday, June 16, 2015 8:27 AM
To: Murray, Susie
Subject: Oakmont and the Pickle ball courts

My husband and I play golf at the Oakmont courses and upon hitting our ball near the end of the 3rd fairway on the West course, we realized this is the proposed location of the PB courts. Indeed, it is not the spot for them!! The homes right nearby will be impacted, the swimming pool and views will then be compromised, plus the sounds.

For another placement of the courts, consider the area by the community garden on Stonebridge. I suggest "thinking outside the box". Quite possibly there have many other suggestions for these courts.

Susan & Don MacKenzie

Murray, Susie

From: Bfsteele@aol.com
Sent: Tuesday, June 16, 2015 9:13 AM
To: Murray, Susie
Subject: Forgot Something in Prior E-mail

Hi Susie,

I forgot to mention the numbers of bridge players who use the Game Room in the CAC. At times, the room is full of bridge players. And, Room B, a meeting room in the CAC, is the location of meetings, with attendance as high as 30 people. The parking lot is already a busy, busy place. And, too, this is an over 55 community, with a certain number of residents needing to park in the lot to get to activities because they cannot walk too far. If the Pickle Ball group, which is a completely mobile group, takes up the number of spaces they believe they will want, then where do those mentioned above park?

I'm not opposed to Pickle Ball. I'm opposed to the lack of thoughtful research and consideration for residents here in Oakmont.

Brenda Steele

Murray, Susie

From: Phyllis Jennings <pej@sonic.net>
Sent: Monday, June 15, 2015 9:43 PM
To: Murray, Susie
Subject: PICKLEBALL COURTS

DEAR MS MURRAY:

I TOO OPPOSE THE PICKLEBALL COURTS BEHIND THE CENTRAL POOL IN OAKMONT. ALONG WITH MANY RESIDENTS HERE, I PURCHASED MY HOME IN OAKMONT FOR MANY REASONS AND ONE BEING TO ENJOY SOME QUIET OPEN SPACE AND VIEWS. THERE ARE MANY AMENITIES AND ACTIVITIES TO ENJOY WITOUT HAVING WALLS AND NOISY PICKLEBALL FOR A RELATIVE FEW.

IT IS NICE TO ENJOY THE RELAXATION OF SWIMMING AND SUN IN THIS PEACEFUL ATMOSPHERE.
IT WOULD NOT BE DESIRABLE TO HAVE FEWER PARKING SPACES .

I AM HOPING THAT THIS PROJECT, WHICH I UNDERSTAND IS STILL UNDER REVIEW BY THE CITY, WILL NOT BE APPROVED.

THANK YOU VERY MUCH FOR YOUR CONSIDERATION IN THIS MATTER.

PHYLLIS JENNINGS
7145 OAK LEAF DR.
SANTA ROSA, CAL 95409

Murray, Susie

From: Gene Wyne <gkwyne@sbcglobal.net>
Sent: Monday, June 15, 2015 10:02 PM
To: Murray, Susie
Subject: Oakmont Pickle Ball Courts

This is to express my opposition to the additional Pickle Ball Courts near the central pool/Berger complex. I am a resident of Oakmont.

Gene Wyne

Murray, Susie

From: Julie Vanderbeck <julievanderbeck@yahoo.com>
Sent: Monday, June 15, 2015 8:04 PM
To: Murray, Susie
Subject: Proposed Pickleball court in Oakmont

Dear Ms. Murray,

I am a new resident to Oakmont. I'd like to express my opposition to the proposed Pickleball Court or Central Park proposal.

As a new resident, one of the main perks to living here are the views. The view from the main pool where the proposed court will be erected, will be dramatically changed. We will be sitting behind a large green tarp like thing at the pool, rather than be able to be a part of the beautiful scenery.

It is an expensive project which seems is not supported by the majority of Oakmont residents, so as a result, you have this kind of opposition from those whose enjoyment of one of the main Oakmont facilities will be significantly hampered.

The location of the courts seem to be the main objection, from those who live near the area who will be exposed to more noise and activity and to those who enjoy the present surroundings as they presently are, without obstruction.

I hope the concerns of the Oakmont residents are taken into consideration and much thought is given to the best possible location which meets the needs of many as opposed to a few.

Thank you for your consideration.

Sincerely,

Julie Vanderbeck
161 Mountain Vista Circle
Santa Rosa, CA. 95409

Murray, Susie

From: Pat <feldy@sonic.net>
Sent: Monday, June 15, 2015 6:42 PM
To: Murray, Susie
Subject: Pickle ball permit

Dear Ms. Murray,

It has come to my attention that a permit from the the City of Santa Rosa is being pursued by a contingent of Pickle Ball enthusiasts, residents of Oakmont, a senior community in Santa Rosa. I am deeply concerned that no matter how strongly those wishes are held by those few Oakmont residents who are involved in the sport, the impacts that their wishes will have on others of this community should take precedence.

Although their preference is for their own up-to-standard court, I believe that the impact of a separate place to play would be much more than the community should be asked to bear. They are currently playing on the existing tennis courts.

I have heard concerns expressed by many of my neighbors:

- existing parking is limited,
- the facility would be an eye sore in the small common area and
- the facility could cause further congestion.
- it would spoil the area by impacting the peace and beauty.

Further, it should be pointed out to you that the funds for this would not be coming from the City of Santa Rosa. We, the residents in Oakmont, will be bearing the cost. We are mostly retired people, some of us having been retired for thirty years and more, living in a small community with aging facilities. We cannot and should not be required to be subjected to the costly demands of the few and I ask that you consider the needs and the greater good of our small community.

Please, I would ask that you NOT grant said permit and I would appreciate a confirmatory reply to my letter.

Sincerely, Patricia Feldman

Mrs Stanley Feldman
6292 Meadowridge Drive,
Santa Rosa

