

Ellen N. Cheung  
[REDACTED]

Pleasanton, CA. 94566

Marion Pavan  
Associate Planner  
City of Pleasanton

December 1, 2013

Subject: Planning Commission Public Hearing for Anil and Divya Reddy (P13-2028)

Dear Associate Planner,

I am writing to present a different perspective from the small group of Ruby Hill homeowners who, under the direction of the Ruby Hill Board of Directors (Board), have petitioned the Planning Commission to delegate the matter on Anil and Divya Reddy back to the Home Owners Association (HOA) and the Ruby Hill Board of Directors. In doing so, it will be a gross injustice for the following reasons:

- (1) The Board has been extremely biased on matters concerning the Reddy Family.
- (2) Specifications defining “substantial compliance” with Ruby Hill’s Architectural Guidelines have not been set forth for homeowners. Criteria used to determine compliance appeared to be relatively arbitrary.
- (3) The petition to the City was initiated and signed by a minority number of HOA members (total number of households  $\approx$  833) with support from the Board in the background and inappropriate use of community funds for legal counsel.

I request the Planning Commission to kindly consider the following facts regarding Anil and Divya Reddy’s matter.

*Evidences showing that the Board targeted the Reddy Family and thereby incapable of making an un-bias decision on the matter before the Planning Committee*

In the thirteen years I lived in Ruby Hill, our Board has never send out any communication to the homeowners except for the required financial statements and election results. As an exception to the norm, the “Meet the Candidate Summary” (Summary, Attachment 1) was distributed to all HOA members on October 8, 2013. It is obvious that the Summary targets the Reddy Family with the intent to discredit them before the entire community. The lawsuit described in the Summary (1) has not been previously disclosed by the Board and, (2) was misleading. For example, the Reddy Family was directed by the judge to the City of

Pleasanton for permission to move into their home and gave the City the deciding power on compliance. It was described as “essentially dismissed” in the Summary. The Board also carelessly stated that the amended complaint is without merit and will be similarly dismissed.

At the October 28, 2013 Twentieth Annual Meeting of the Members, the Board urged members to attend the City’s Planning Committee Public Hearing. An email and a petition (Attachments 2 & 3), backed by the Board and reviewed by RHOA legal counsel, were circulated later. The email contained misinformation such as “*Additionally, he (Mr. Reddy) landscaped on his neighbors yard which caused drainage issues. As previously reported, he has taken RH to court twice and lost on every count both times*”. The survey report showed the opposite (i.e. neighbor’s yard encroached on Mr. Reddy’s land). The lawsuit is ongoing with a jury trial scheduled for October 3, 2014 (Attachment 4). Details of the lawsuit can be found on the County Court website, case number HG13671895).

*Indirect Evidences showing HOA members support for Anil and Divya Reddy*

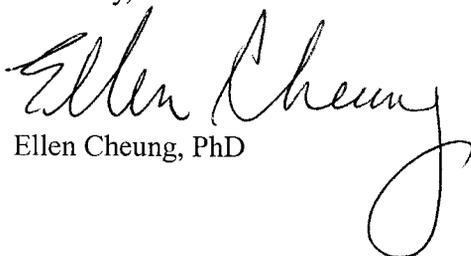
Not all Ruby Hill homeowners are comfortable voicing opposition to the Board’s position as they represent a position of power. In spite of the “bad press” (Meet the Candidate Summary) on Mr. Reddy orchestrated by the Board, our recent 2013 Board Election result (Attachment 5) showed at least 100 supporters for Mr. Reddy. From the election result, I estimated that about 254 owners (total votes divided by 3 votes per owner) returned their ballots. One hundred of 254 owners (39.4%) casted a vote for Mr. Reddy suggesting that they embrace the Reddy Family as part of the community and regard the architectural issues to be of little or no significance.

Furthermore, I implore the Planning Commission to:

- (1) consider the validity of any petition signed by owners who are misinformed.
- (2) not disregard the other Ruby Hill homeowners who did not sign the petition as they prefer to place their trust with the Planning Commission to make a fair and just decision.

I thank you for your attention. If you require additional clarification or information, please feel free to contact me at [cheung.ny@gmail.com](mailto:cheung.ny@gmail.com) or (925) 399-5639.

Sincerely,

  
Ellen Cheung, PhD

Cc: Janice Stern, Planning Manager

Attachments.

- Attachment 1. Meet the Candidate Summary
- Attachment 2. Circulating email regarding petition to the City
- Attachment 3. Proposed petition to the City
- Attachment 4. Superior Court of Calif., County of Alameda, 05Nov2013 Minutes
- Attachment 5. 2013 RHOA Election Result

**Attachment 1.**

**2013 Meet the Candidates Summary**

Inbox x

enych@comcast.net x

Ruby Hill Owners' Association      rubyhill@peachtreecas.com  
rubyhillownersassociation.ccsend.com

via Oct 8 (3 days ago)

to enych



<b>2013</b>	
<i>Meet the Candidates Summary</i>	
<b>October 8, 2013</b>	<p><b>Meeting Date:</b> September 23, 2013</p> <p><b>Candidates:</b></p> <p><b>Incumbents:</b> George Belhumeur, Diana Nathan, and Neal Sornsen</p> <p><b>Candidate:</b> Anil Reddy (Did not attend meeting)</p> <p><b>Moderator:</b> Marty Birk</p> <p><b>Owner Attendees:</b> Paul Deol, Jerry and Andrea Sowers, Gary Johnson, Sunil Popli, and Gurdip Jande</p> <p><b>Peachtree C.A.S.:</b> Bob Jones and Katherine Fonte</p> <p><b>Summary:</b></p> <p>The Meet the Candidates Night was an opportunity for all interested Owners to meet the 2013 Board Candidates, ask questions, and find out more about each of them.</p> <p>All Candidates were invited to attend and all Incumbents were present at the meeting. The opposing Candidate (Mr. Reddy) did not attend.</p> <p>Each incumbent introduced themselves and shared their involvement with the Board and Community. Please refer to your ballot if you wish to review the candidates background.</p> <p>The following were questions fielded from the Owners at the meeting:</p> <p>Q: Is Candidate Anil Reddy involved in an active lawsuit against the</p>

Association? What are the results thus far?

A: Reddy completed construction of a new home in March 2012. The Architectural Design Committee (ADC) and the Board of the Association did not find the home to be in compliance with the approved plans or the Architectural Design Guidelines and did not grant final approval for construction. A suit was filed against the Association after Reddy appealed the ADC's decision to the Board, and the Board upheld the decision of the ADC. The Association was served in March 2013 and the suit is active at this time. Mr. Reddy's original claims were essentially dismissed by the Court and now Mr. Reddy has filed an Amended claim which the Board believes to be without merit. To date, the Association has spent in excess of Fifty Thousand Dollars (\$50,000.00) in connection with miscellaneous claims made by Mr. Reddy. The Board has been advised that if the lawsuit continues to its conclusion, the Association will incur another Fifty Thousand Dollars (\$50,000.00) in legal fees and costs. The lawsuit is a matter of public record; for those interested, you may view all of the court documents at: <http://apps.alameda.courts.ca.gov/domainweb/html/index.html> Click on the Case Summary link in the 3rd paragraph and enter the case number: HG13671895 (click on Register of Actions)

Q: Why does Anil Reddy have a custom home with only two garages?

A: The architectural plan for the Reddy Residence was approved with four garage doors; only two of the four garages were constructed.

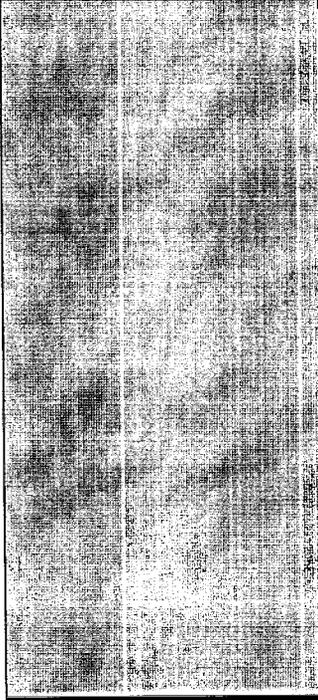
Q: How many meetings has the opposing candidate attended in three years since he moved here?

A: Reddy has attended one meeting since he has been an owner (April 2010).

Q: What is the "Bad Debt" expense in the financial statements?

A: When the California Civil Code changed and required us to provide annual financial statements using the accrual or modified accrual method, our monthly reporting must also be reflected using the accrual or modified accrual method. Continuing to prepare our reports on a cash basis, would cause our Independent CPA Audit Firm, which audits our financial statements each year, to disclose that the Association's accounting method was not in compliance with Civil Code.

To be in compliance, we revised our accounting method to modified accrual (income on accrual, expenses on cash basis). Therefore, the accounts receivable and prepaid line are now reflected on the balance sheet. We chose the modified accrual method because the Board Members felt that the homeowners were able to understand and follow the cash basis more easily and the modified accrual was the closest



method to cash.

With regard to the "write off" of "Bad Debt" that is reflected in our financial statements - this is in large part made up of violation fines recorded against owners for rule violations such as not building their homes according to agreed upon plans or other fines for not complying with various rules of the association. The Board at times must decide to "Write Off" previous fines that are not collectable due to various reasons such as bankruptcy or various compliance agreements with homeowners. When we write off or waive fines from previous accounting periods from which they were charged (creating a negative amount in income), we record all "write-offs" as "bad debt", which will reflect in the expense section of the income statement. Thus, a significant portion of the write-off as "Bad Debt" is not actual cash or monies that the HOA actually had in hand or was actually collectible.

The Owners in attendance urged that the above summary be sent to the entire community.



This email was sent to [enych@comcast.net](mailto:enych@comcast.net) by [rubyhill@peachtreecas.com](mailto:rubyhill@peachtreecas.com) |  
[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).  
Ruby Hill Owners' Association | 2900 E. Ruby Hill Drive | Pleasanton | CA | 94566

**Attachment 2.**

**From:** James Masterson [REDACTED]  
**Sent:** Saturday, November 02, 2013 5:23 PM  
**To:** [REDACTED]  
**Subject:** Petition To City Of Pleasanton For Compliance With CC&R's & ADC

Andrea, it was nice seeing you and Mark again. Thank you for your support. It would be helpful if you could forward this message so your friends and neighbors can sign the petition and have their voices heard. Bobby Jones was not home, so please forward to him as well. Thank you.

On October 28 the Twentieth Annual Meeting of the Ruby Hill Homeowners Association was held at the Community Center. The purpose of the meeting was to report Board Election Results and discuss association activities. The focal point of the meeting was the issue regarding Anil Reddy's non compliance with Ruby Hill CC&R's & ADC Guidelines. Essentially Anil Reddy built a home that was substantially different from the plans he submitted. His deviations were so significant that two architects said he altered the plans enough that the home no longer conformed to the style he agreed to build. Additionally, he landscaped on his neighbors yard which caused drainage issues. As previously reported, he has taken RH to court twice and lost on every count both times. Because the violation did not pose a safety issue, the city allowed him a temporary occupancy permit and required a \$100,000. deposit to be used to correct the problem.

Our HOA board has spent an inordinate amount of time, not to mention a portion of our HOA dues, to defend our communities CC&R's & ADC Guidelines. The system we have in place has worked beautifully over the past 18 years. Previously, issues have been resolved in an amicable fashion. Unfortunately, that has not been the case in this instance. I have attached a letter that has been approved by our HOA Board and legal counsel that represents the basis for our petition to the Pleasanton City Council. It requests that the city supports our conviction that Anvil Reddy needs to comply with Ruby Hill CC&R's & ADC Guidelines just the same as all 833 member of the community. Furthermore, we request that the city delegates this matter back to the HOA and our Ruby Hill Board of Directors.

Mary and I have lived in Ruby Hill for over 14 years. We deeply appreciate both the character and beauty of our community and believe that adherence to established guidelines is essential to maintaining the high standards we enjoy as well as ensuring that our property values are not diminished due to violations or lack of enforcement. This issue is going to be formally reviewed by the City Planning Commission on December 11 @ 7 PM. With everyone's hectic schedule, particularly around the holidays, you may not be able to attend this meeting in person. So, to ensure that our voices are heard, I am going to attempt to visit every home in Ascona and ask our neighbors to sign the petition that I will hand deliver to the appropriate city officials for their consideration well in advance of the December 11 meeting.

Please take a minute to review the attached and feel free to e-mail your friends and neighbors. If they care to join in our effort, just give me their name and address and I will go to their home to have them sign the petition. Thank you for your support and endorsement.

Below is listing of names and e-mail addresses that you may find useful if you care to research this issue

further:

[jstern@ci.pleasanton.ca.us](mailto:jstern@ci.pleasanton.ca.us)- Janice Stern, Planning Manager

[mpavan@cityofpleasanton.gov](mailto:mpavan@cityofpleasanton.gov)- Marion Pavan Associate Planner assigned to this project

[mhoey@cityofpleasanton.gov](mailto:mhoey@cityofpleasanton.gov)- For planning Commissioners

[bdolan@cityofpleasantonca.gov](mailto:bdolan@cityofpleasantonca.gov)- Brian Dolan, Director of community Development

[nfialho@ci.pleasanton.ca.us](mailto:nfialho@ci.pleasanton.ca.us)- Nelson Fiahlo, City Manager

[jlowell@ci.pleasanton.ca.us](mailto:jlowell@ci.pleasanton.ca.us)- Jonathan Lowell, City Attorney

**2 attachments** — [Download all attachments](#)



**RH HOA letter to City of Pleasanton.docx**

21K [View](#) [Download](#)



**ATT00119.htm**

3K [View](#) [Download](#)

### **Attachment 3.**

The undersigned residents of Ruby Hill would like to voice our opinion in the matter of Anil Reddy's petition to the city council regarding his house located at 3737 West Ruby Hill Drive, Pleasanton, CA 94566.

We simply ask that:

- a. The City lends its support to our conviction that Anil Reddy needs to comply with the CC&Rs and Architectural Design Committee (ADC) Guidelines of Ruby Hill like the rest of us have done in the past and will continue to do so in the future.
- b. The City delegates this matter back to the Home Owners Association (HOA) and the Ruby Hill Board of Directors (Board).

### ***Rationale***

Over the last 18 years, the Board has dealt with more than 1000 new home constructions and remodels. Throughout the process, they have been consistent, fair and kept the interests of the community foremost. When there have been different points of view between the Board and homeowner, the Board, and homeowner have always been able to arrive at a compromise. Further, during the last 18 years through good and bad economic times, the Board has done an outstanding job of preserving the environment within the community and has shown tremendous fiscal prudence.

During the construction and remodel of our houses, many of us have had differing views with the Board. When we were wrong, we have corrected the wrong at our own expense. We have done this out of respect for the CC&Rs, the ADC Guidelines and sincere belief that the good of the community comes from following the established rules and that the value of our individual assets are best protected when the community at large remains an attractive and consistent environment. Thus, we do not see why

Anil Reddy should be exempt from following the CC&Rs and ADC Guidelines of the community that the rest of us have so diligently followed for the last 18 years.

We would also strongly urge the City Council to relegate this matter back to the Board. Not doing so would:

- a. require that future review of all new construction & remodel compliance to the CC&Rs and ADC Guidelines be handled by the city
- b. require the city to further extend this responsibility in the future to the governance of new communities like Ruby Hill
- c. undermine the HOA Board which has done admirably well

Thank you for your consideration.

Attachment 4

Superior Court of California, County of Alameda  
Rene C. Davidson Alameda County Courthouse

<b>Reddy</b>	
Plaintiff/Petitioner(s)	
VS.	
<b>RUBY HILL OWNERS' ASSOCIATION</b>	
Defendant/Respondent(s)	
(Abbreviated Title)	

No. HG13671895

Minutes

Department 16

Honorable Lawrence John Appel , Judge

Cause called for Case Management Conference on November 05, 2013.

Plaintiff Anil Reddy represented by Harold Smith.  
Plaintiff Divya Reddy represented by Harold Smith.  
Defendant RUBY HILL OWNERS' ASSOCIATION represented by David Bonaccorsi via conference call.

ORDER re: CASE MANAGEMENT  
& TRIAL SETTING ORDER WITH NOTICE OF TRIAL

The Court has ordered the following at the conclusion of a judicially supervised Case Management Conference.

TRIAL SETTING ORDERS

The Court makes the following trial setting orders:

Jury Trial Date: 11/03/2014 at 09:00 AM in Dept. 16.

Estimated length of trial: 4 court days.

PRETRIAL CONFERENCE

A Compliance Hearing re: Pretrial Conference is scheduled for 10/24/2014 at 09:00 AM in Dept. 16.

The court will issue a separate Notice and Order Re Pretrial and Trial.

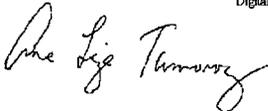
NOTICES

Clerk is directed to serve endorsed-filed copies of this order, with proof of service, to counsel and to self-represented parties of record by mail.

Minutes of 11/05/2013

Entered on 11/05/2013

Executive Officer / Clerk of the Superior Court

By 

Digital

Deputy Clerk

Minutes

M8621605

**Ruby Hill Owners' Association**

**NOTICE OF ELECTION RESULTS**

The following election results were tabulated at the Election meeting held on October 28, 2013. The resolution regarding the annual IRS Resolution pursuant to IRS Revenue Ruling 70-604 was approved with 258 Approved Votes, 7 Not Approved Votes, and 12 Abstained Votes.

The results of the Board of Directors election are as follows:

Neal Sornsen	229 Votes
Diana Nathan	227 Votes
George Bellumaur	206 Votes
And Reddy	106 Votes
Mark O'Brien	1 Vote
Mike Madden	1 Vote

The 3 positions were filled by those receiving the highest number of votes (Neal Sornsen, Diana Nathan, and George Bellumaur).

Ruby Hill Owners Association  
30100 Mission Blvd.  
Hayward, CA 94544-7249

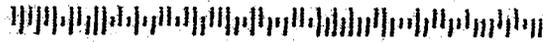
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ZIP 94587  
041L11229137

63\*13-15  
ELLEN N. CHEUNG  
1169 VIA DI SALERNO  
Pleasanton CA, 94566



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We simply ask that:

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### *Rationale*

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During the construction and remodel of our houses, many of us have had differing views with the Board. When we were wrong, we have corrected the wrong at our own expense. We have done this out of respect for the CC&Rs, the ADC Guidelines and sincere belief that the good of the community comes from following the established rules and that the value of our individual assets are best protected when the community at large remains an attractive and consistent environment. Thus, we do not see why Anil Reddy should be exempt from following the CC&Rs and ADC Guidelines of the community that the rest of us have so diligently followed for the last 18 years.

We would also strongly urge the City Council to relegate this matter back to the Board. Not doing so would:

- a. require that future review of all new construction & remodel compliance to the CC&Rs and ADC Guidelines be handled by the city
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- c. undermine the HOA Board which has done admirably well

Thank you for your consideration.



# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Hall	Kevin	[Redacted Address]	<i>Kevin Hall</i>
MANN	Heidi		<i>Heidi Mann</i>
McPeak	John		<i>John McPeak</i>
Recupero	Patty		<i>Patty Recupero</i>
RECUPERO	ANTHONY		<i>Anthony Recupero</i>

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
CAULDEIRA, DENICIA		[REDACTED ADDRESS]	
CAULDEIRA, JOE			
MARCHI	TIMOTHY		
MARCHI	MANIQUE		
SOHAL	SANTUKH		
SOHAL	Pinky		
Johnson	Denise		
Starr	Mary		
Starr	Cory		
Gibbons	Patrick		
Moore	Carant		
MOORE	Jill		
TRACENT	Vita		
BEUTANI	RAJNI		
BEUTANI	Indira		

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature	
SINGH	DIPKA	[REDACTED ADDRESS]		
PATEL	DIPAK			
Patel	Shaila			
Kuparel	Ramila			
JUDGE	RAJ			
Judge	RASHMI			

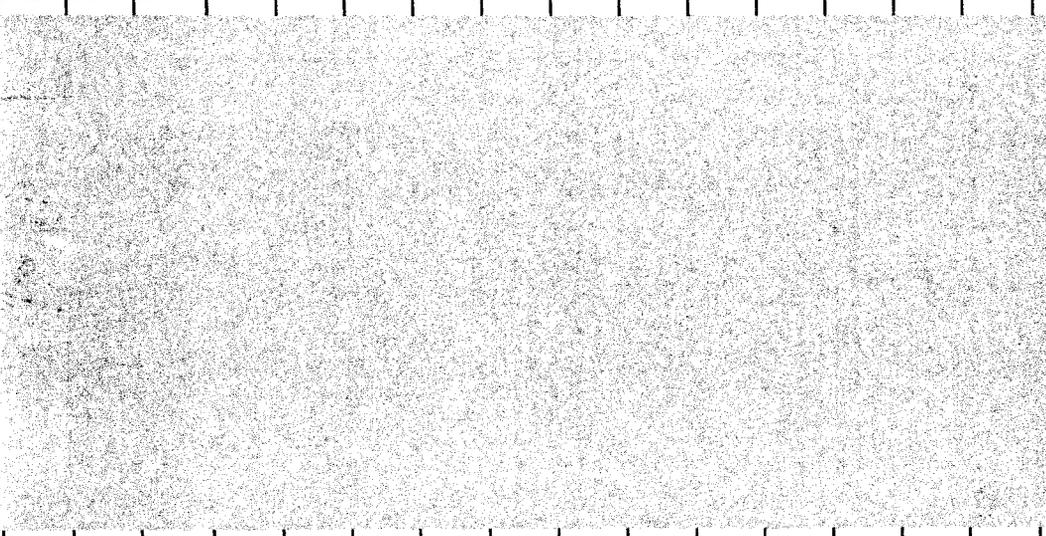
# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature	
Langol	Gururaj	[Redacted Address]	[Signature]	
Scrivner	Patricia		[Signature]	
Scavisk	Lee		[Signature]	
Mulligan	Mike		[Signature]	
Dumanski	Scanne		[Signature]	

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature	
Rosenberg	Janet			
Rosenberg	Victoria			



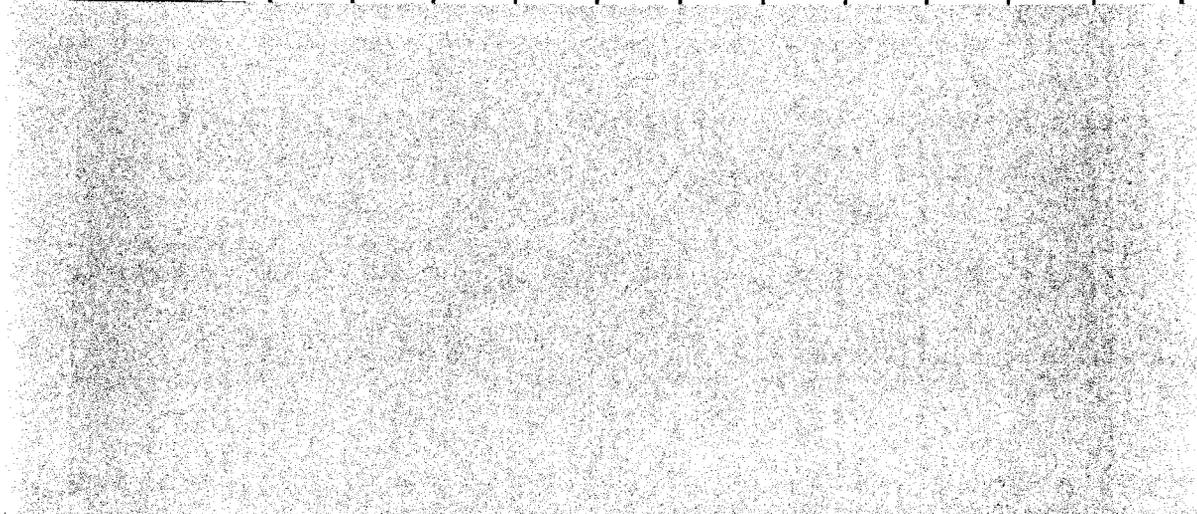
# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature										
TANONIS	Joanil												
TANONIS	Dave												

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature	
ARRISON	Divya			
11	David			



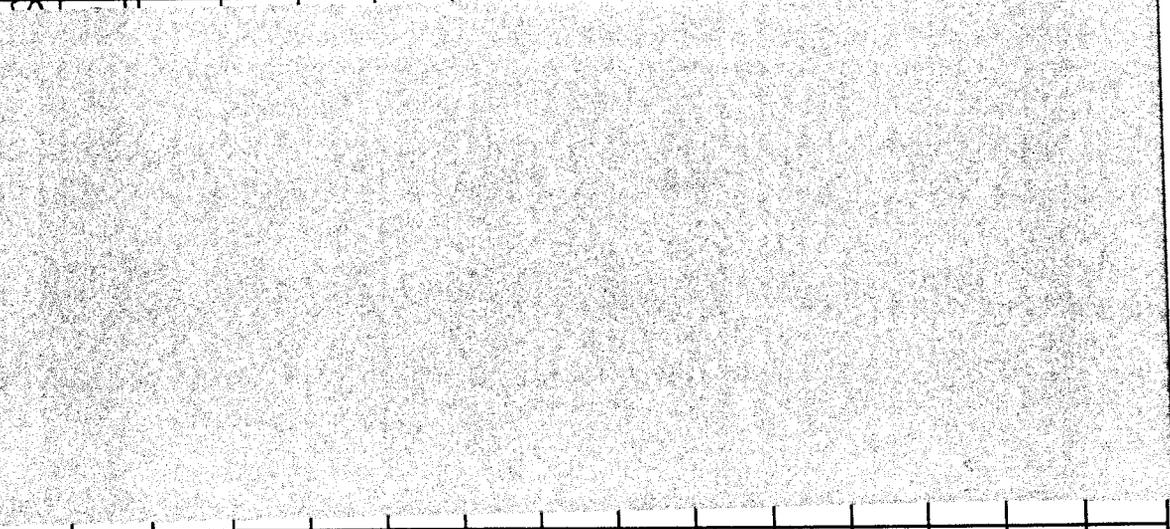
# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
CLERIC	CHRISANNE		
KINCSES	EDIT		
SMITH	HELEN		
KLEI	STEVE		

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature	
McLaughlin	Todd			
McLaughlin	Kevan			



# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

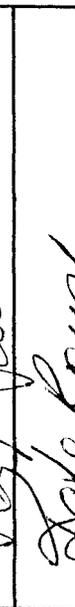
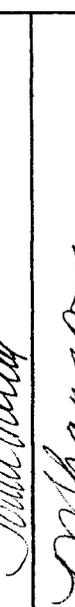
Last Name	First Name	Ruby Hill Address	Signature	
CRISTIANO	Janet	[Redacted Address Area]	<i>Janet Cristiano</i>	
CRISTIANO	JOSEPH		<i>Joseph Cristiano</i>	
MANNING	STEPHEN		<i>[Signature]</i>	
MANNING	MARY ANN		<i>Mary Ann Manning</i>	
Butcher	William		<i>William Butcher</i>	
Butcher	Veronica		<i>Veronica Butcher</i>	





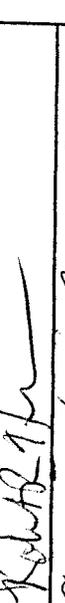
## RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Cranney	Mark		
Cranney	KC		
Roush	Phil		
Roush	Kate		
CRANDALL	SUZAN		
Chinn	Clare		
Adams	Nancy		
McLaughlin	Robin		
Cavallo	Tracey		
Hahn	Jill		
Shannon	Maureen		
Shannon	DAVID		
CARALLO	STEVE		
Ulrich	Jerry		
Lusher	Elaine		

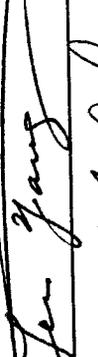
## RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
HILL	CRAIG		
HILL	CAROLE		
Kennedy	JULIA		
Kennedy	JENNIFER		
NIEHANS	DANIEL		
NIEHANS	PATRICIA		
RUSSAK	BONNIE		
HERB	CARIE		
HERB	ROBERT		
Bunnell	Karin		
Davar	DOLLY		
Davar	NIPUN		
RUSSAK	MIKE		
MILVEY	GOTT		
LUSITER	BRAD		

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Pledereder	Richard		
Yang	Teri		
Randel	Kenneth		
<del>Randel</del>	<del>Terry</del>		
JEFF Neumann	JEFF		
Neumann	Wilde		
Randel	Terry		
Cancilla	Mary		
Cancilla	Bob		
Koch	Anne		
Koch	<del>Janet Ann</del>		
ABBAD	FRANK		
ABBAD	Rina		
LORIMERIS	<del>Annette</del>		
TANNEY	John		

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
JUDGE	ISHWINDER		
JUDGE	ANUOP		
KALE	UMA		
KALE	ASHLEY		
Cohen	Alan		
Cohen	Carol		
Boxberger	Nancy		
Shansukhi	Amber		
Bhansoshi	Bindu		
Hoffman	ROSANNE		
Hoffman	Joseph		
Roberson	Corie		
Zucattis	Bob		
Zollars	DUTSY		
Kuipers	Kristin		

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
MANN	ROBERT	[REDACTED]	[Signature]
LAURS	MICHAEL		[Signature]
LAURS	JAMES		[Signature]
Stephenson	Mark		[Signature]
Stephenson	Carla		[Signature]
Bindert	Angela		[Signature]
Newman	SHERI		[Signature]
NEWMAN	Nancy		[Signature]
NEWMAN	SHARON		[Signature]
Hilton	Linda		[Signature]
Hilton	Paul		[Signature]
Worreston	Carl		[Signature]
Hilton	Robert		[Signature]
Hilton	Christi		[Signature]
Boxberger	Robert	[Signature]	

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Petersen	Robert		Robert Petersen
Terquemada	Harold		<del>Harold Terquemada</del>
Terquemada	Erika		E.M. Terquemada
Schnierer	Louis		Louis Schnierer
Schnierer	Cynthia		Cynthia Schnierer
McBEE	John		John McBee
Hockett	Christine		Christine Hockett
JONES	ROBERT		Robert Jones
Potterson	Colleen		Colleen Potterson
Perry	Ryan		Ryan Perry
Perry	Maureen		Maureen Perry
SEAMS	CHARIS		Charis Seams
SEAMS	MARY		Mary Seams
Lorentz	Jill		Jill Lorentz
Lorentz	Camron		Camron Lorentz

RUBY HILL OWNERS' ASSOCIATION

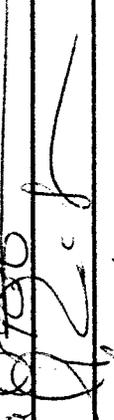
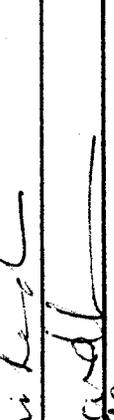
9

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name
CASIN	JAMES
FA	CATHERINA
SINGH	SURBEEET
BERRACO	JAY
<del>Burrows</del> Barroo	ANTHONY
Nathan	Diana
Ratuskin	James
Rothstein	Isabel
RANDHAWA	Rumi
Randhawa	Jyoti
Gadre	Anu
Gadre	Vasudha
Nasdes	Sunil
Nasheri	Nisha
Patel	Tim

Signature









RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
SOLEK	ALICJA		<i>[Signature]</i>
SOLEK	ROMAN		<i>[Signature]</i>
TJETGENS	RICHARD		<i>[Signature]</i>
Tietgens	Sharon		<i>[Signature]</i>
Gibbons	Robert		<i>[Signature]</i>
Gibbons	Ging		<i>[Signature]</i>
CHAWLA	NAREN		<i>[Signature]</i>
CHAWLA	GIRETA		<i>[Signature]</i>
Ewansich	Colleen		<i>[Signature]</i>
Libert	Lisa		<i>[Signature]</i>
Libert	Kevin		<i>[Signature]</i>
PALMA	ED		<i>[Signature]</i>
STONE	STACY		<i>[Signature]</i>
ROE	Linda		<i>[Signature]</i>
ROE	CARY		<i>[Signature]</i>

RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name
Hillman	Gary
Hillman	Pat
Sant	Deepak
Sant	Nilima
Limon	Sharlene
BECHHEUN	GEORGE
ANDRES	GUILLERMO
Alexander	Ruth
Alexander	Richard
Borer	Donna
Borer	Mel
Woo	KEVIN
Woo	Judgy
Petermeier	Norman
Petermeier	STEPHANIE

Signature











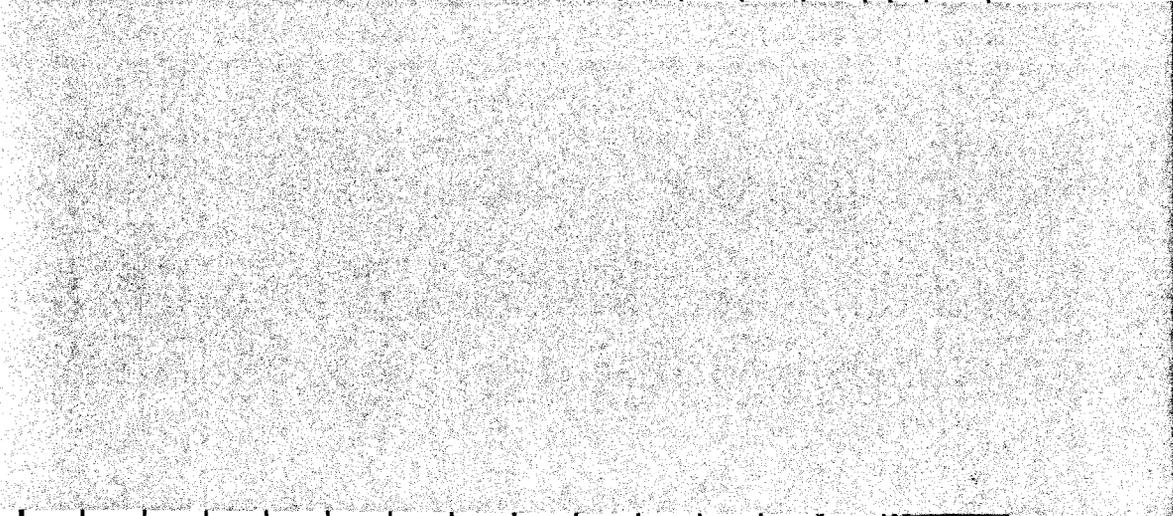





RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Signature
MADSOOR	Jessica	<i>Jessica Madsoor</i>
Blackwood	Betty	<i>Betty Blackwood</i>
POHREY	JINAT	<i>Jinat Pohrey</i>
IKEDA	MARCEA	<i>Marcea Ikeda</i>
Chen	Thomas	<i>Thomas Chen</i>
Blackwood	Claudia	<i>Claudia Blackwood</i>
WANG	SIDNEY	<i>Sidney Wang</i>
Lee	Valerie	<i>Valerie Lee</i>
Lee	CHUNG-YAO	<i>Chung-Yao Lee</i>
GOLDSTEIN	RICHARD	<i>Richard Goldstein</i>
Angelini	Mel	<i>Mel Angelini</i>
Bigger	Michael	<i>Michael Bigger</i>
BPRK	MARTY	<i>Marty BPRK</i>
Dick	Jacob	<i>Jacob Dick</i>
Nathan	Ivy	<i>Ivy Nathan</i>



### RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
ANDRES	EVA		
DANIELSON	RICHARD		
Danielson	Laura		
TANNER	PATTIE		
SHAFERMAN	DENISE		
Chou	Melinda		
Shih	Jessica		
Hodges	MAEWIN		
Hodges	Carma		
Park	Heonchul		
Park	Soo		
Schneider	Richard		
Hall	Kathleen		
Heapelink	Cheryl		
Schwartz	Cileen		

**RUBY HILL OWNERS' ASSOCIATION**

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
DES CHAMPS	KATE		
DESCHAMPS	Vincent		
PALAPATI	NR		
S Denton	S.		
CHOPRA	PRAVESH		
Chopra	Bonnie		
RINKLE	VICTOR		
TAGHIOFF	MOSES		
TAGHIOFF	NAFISA		
CHINTA	SURYAWARANA		
ACHANTA	KRANTHI		
SINGM	KIKKINDR		
KAME	MANJIT		
MULTAWI	JACIR		
PALAPATI	Karita		

**RUBY HILL OWNERS' ASSOCIATION**

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Reichenbach	Mark		Mark Reichenbach
Reichenbach	Andrea		Andrea Reichenbach
Mawam	Lakem		Lakem Mawam
Dato	Renato		Renato Dato
Dato	Remedios		Remedios Dato
DEAL	PAUL		Paul Deal
DEAL	Ruby		Ruby Deal
POPLI	SUNIL		Sunil Popli
POPLI	SHAGUN		Shagun Popli
Gupta	Verna		Verna Gupta
Gupta	Bipin		Bipin Gupta
SEKTON	GUADIP		Guadip Sekton
SEKTON	NARINDER		Narinder Sekton
Boyce	Randy		Randy Boyce
Boyce	Amy		Amy Boyce

## RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Wallace	Margorie		Margorie Wallace
Wetecree	(Cousin)		Paula Wallace
LHMAN TIA	BENJAMIN		Benjamin Lhman
Patel	Ritu		Ritu Patel
Jadhav	Sujay		Sujay Jadhav
Jadhav	Keena		Keena Jadhav
JANDE	GURDIP		Gurdip Jande
JANDE	MINI		Mini Jande
BHALUA	CHANDRKA		Chandrka Bhalua
BHALUA	JAY (Alok)		Jay Bhalua
JUDGE	ISHWINIETL		Ishwini Judge
JUDGE	Anoop		Anoop Judge
SWANSON	NEAL		Neal Swanson
McKeehan	James		James McKeehan
McKeehan	Deborah		Deborah McKeehan

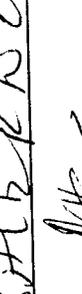
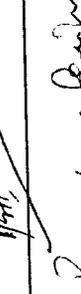
## RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
MASTERSON	JAMES		
"	MARY		
Schwartz	Adam		
Landerhyde	Blake		
Murphy	Jessica		
Sage	Susan		
Sage	Andrew		
Russo	CHRISTINE		
RUSO	DOMINIC		
Lal	Yen-Chung A		
Shen	Yen-Ling		
Liu	Alex		
Lim	Vexon		
Ross	Karen		
Ross	Kenny		

## RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Gellon	VC		
Gellon	Sophina		
MULTANI	Amarjit		
Sinha	Shekhar		
Sinha	Ved		
Multani	Ruby		
AHUJA	KALA		
Chawla	Greete		
GUTRAL	MEENA		
Sabnani	RAJ		
Guptal	JASBIR		
Chawla	Haven		
AHUJA	PARKA		
DATTI	SAURASH		
PARIHAR	RASHMI		
	ADRIANA		

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Kettering	Susan		[Signature]
GILMOUR	Steve		[Signature]
ALBERTS	LON		[Signature]
HERNBROTH	RON		[Signature]
Hwyler	Jay		[Signature]
Sharp	Darcy		[Signature]
Sharp	Paul		[Signature]
ROSS	DOUGLAS		[Signature]
Ingram	PATRICE		[Signature]
Ingram	Bryan		[Signature]
LOFTIN	JENNIFER		[Signature]
GANN	ROBERT		[Signature]
Leitch	Laura		[Signature]
Leitch	Mark		[Signature]
Price	Melinda	[Signature]	

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
YOUSAF	NADGEM		
MUDALKAVI	NAINA		
CHOPRA	AJAY		
CHOPRA	JESSICA		
SAHNI	MANOJ		
SAHNI	POONAMI		
KATUL	RAJAH		
KATUL	VEENA		
Kang	Young		
Kang	Patricia		
TADROS	Wahid		
TADROS	Julie		
SHAIKH	MOHAMMED		
SHAIKH	LUBNA		
SINGH	ADITYA		

## RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	, Ruby Hill Address	Signature
Tangrey	Laurie		[Signature]
Gottenberg	Mary		[Signature]
Stevenson	Rob		[Signature]
SANTANA	Sharon		[Signature]
SANTANA	ROBEN		[Signature]
PUNIS	Lisa		[Signature]
FURUS	Randy		[Signature]
Wenard	Anil		[Signature]
Worster	Stephen		[Signature]
Worley	Chaz		[Signature]
Adams	Don		[Signature]
GOREIA	Steve		[Signature]
Goveri	Unela		[Signature]
Pavrikh	Shelton		[Signature]
Pavrikh	PRITI		[Signature]

# RUBY HILL OWNERS' ASSOCIATION

Petition to the City of Pleasanton Regarding Anil and Divya Reddy - CC&R and ADC Guideline Non-Compliance

Last Name	First Name	Ruby Hill Address	Signature
Waring	Julie		Julie Waring
Escobar	Neal		
DAVIDSON	RANDALL		
DAVIDSON	EMILY BETH		
Sweeney	Margaret		
Kuipers	Peter		
Heller	RONNIE		
HELLER	Lynn		
PACHAROS	JOFF		
PACHAROS	Sally		
Mooney	Nancy		
MUONEY	MICHAEL		
Flukowski	Robin		
Waksdal	Carol		
WAKSDAL	Jim		

## Marion Pavan

---

**From:** Scott Yoo [REDACTED]  
**Sent:** Saturday, November 09, 2013 8:38 PM  
**To:** Janice Stern; Marion Pavan; Maria Hoey; Brian Dolan; Nelson Fialho; Jonathan Lowell  
**Subject:** Application for Design Review for Property Located at 3737 W. Ruby Hill Drive

On Monday, October 28, 2013, I attended the annual meeting of the Ruby Hill Home Owners Association Board of Directors to hear about the Design Review being considered by the City of Pleasanton for the home located at 3737 W. Ruby Hill Drive. After hearing the facts provided at this meeting, I am concerned about 1) the property owner's lack of adherence to the architectural standards established by the Ruby Hill Architectural Design Review Committee (DRC), and perhaps even more importantly, 2) the integrity of the DRC process that has served the Ruby Hill community very well for more than 25 years. Specifically, I am concerned that the City of Pleasanton is even considering circumventing the Ruby Hill DRC and approving occupancy of a residence that was not constructed in accordance with the specific plans previously approved by the DRC.

I recently purchased my home and moved to Ruby Hill in August 2013. My specific reasons for choosing Ruby Hill included the beautiful condition of the properties and community and the high standards applied to the construction and architectural style of the homes. I attribute this to the standards consistently applied by the Rub Hill DRC to all new construction and renovation of the properties. I respectfully request that any action taken by the City with regard to 3737 W. Ruby Hill Drive include the delegation of responsibility and authority for architectural design within Ruby Hill to the DRC.

Click [here](#) to report this email as spam.

## Marion Pavan

---

**From:** Maria Hoey  
**Sent:** Tuesday, November 05, 2013 1:56 PM  
**To:** Dan Simone  
**Cc:** Marion Pavan  
**Subject:** RE: P13-2028

Dear Mr. Simone:

You are correct. There would have been a staff report for the application if it were not continued. We will have the staff report available on our website by Saturday, December 6<sup>th</sup>. You will be receiving another card the week before indicating the date of the Planning Commission hearing and the link to the staff report.

If you have any additional questions regarding this application, you can contact Marion Pavan, Associate Planner, who is the project planner for this application, at (925) 931-5610. I have also copied him on this email so he will be aware of your concern.

Thanks.

Maria

**From:** Dan Simone [mailto:dsimone@rubyhill.com]  
**Sent:** Tuesday, November 05, 2013 11:35 AM  
**To:** Maria Hoey  
**Subject:** P13-2028

Hello

I received notice of a public hearing for matter P13-2028, Anil and Divya Reddy. The card provided a link to a document that would explain the matter. The link did not work and then the meeting was canceled and rescheduled for December 11. However, the card indicated the schedule change did not provide any link to information. How do I get information on the nature of this matter?

Thank you,

Dan Simone  
Ruby Hill resident

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## Marion Pavan

---

**From:** James Masterson [REDACTED]  
**Sent:** Tuesday, November 05, 2013 11:45 AM  
**To:** Marion Pavan  
**Subject:** Petition Regarding Reddy - Ruby Hill CC&R & ADC Guidelines

Marion, I have been told that you are the person assigned to this project. I have been working with our neighbors and friends to sign a petition in support our conviction that Mr. Reddy needs to comply with CC&R's and ADC Guidelines of Ruby Hill and strongly request the City Council relegate this matter back to our HOA Board. Our intent is to deliver this petition to you later this month. Many of the people I have spoken with said they will send you an e-mail and I am curious what kind of response you are getting regarding this matter. Frankly, I am trying to determine if we need to redouble our efforts. Virtually everyone I have talked to once they understand the issue is fully supportive of our HOA Board and their efforts to protect our interests. Secondly, should we also be contacting other city officials to ensure the voice of our residents is heard. Finally, how far in advance of the December 11 Planning Commission Meeting would you need to review our petition and all the names of residents who have signed it.

Thank you very much for your assistance in this matter.

*Jim Masterson*

[REDACTED]  
[REDACTED]

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## **Marion Pavan**

---

**From:** [REDACTED]  
**Sent:** Saturday, November 02, 2013 2:08 PM  
**To:** Janice Stern; Maria Hoey; Brian Dolan; Nelson Fialho; Jonathan Lowell; Marion Pavan  
**Subject:** Reddy / City Planning Dept Action

Dear City Officials,

I am writing to you as a homeowner, resident and HOA Board Member. I have lived in Ruby Hill for 11 plus years and have served on the HOA BOD for 4 years.

I of course am aware of all of the details of the City's involvement in the Reddy issue. I am requesting that the City Planning department back the Ruby Hill ADC and HOA and rule that Mr Reddy has in fact failed to build a home that is in compliance with the approved plans including the ADCs interpretation of the guidelines, as they have applied to 833 homes that have been successfully constructed in the Ruby Hill development, through cooperative interaction with the ADC. Included below are my reasons for asking you to support the ADC and the HOA and rule that all non compliance issues identified by the HOA and ADC be rectified by Mr. Reddy before a permanent occupancy permit is issued.

1. The City of Pleasanton at the time of annexation of the Ruby Hill Development approved the Architectural Guidelines and authorized the Ruby Hill HOA and ADC to manage those guidelines for Ruby Hill development. The HOA and ADC have executed that responsibility successfully for 18 years.

This is the same responsibility that the City of Pleasanton Planning Department has for for development in the rest of the City of Pleasanton. Why would the City of Pleasanton Planning Department undermine and usurp the authority and responsibility that the RH HOA has been granted when they would fight actively any entity that tried to usurp that responsibility from them for their planning approval for development in the City?

The Ruby Hill HOA and ADC have the responsibility and authority execute, to include interpreting, the guidelines as it has done successfully for 18 years for the best interest of the community as a whole. Respecting the authority and responsibility of the HOA and the ADC is the right decision here.

2. If the City Planning Department does not rule in favor of the ADC and HOA, it will undermine the entire authorized design approval process at Ruby Hill. It will invite continued mediation for approval from the City for any new home builder or existing home owner that wants to do renovations that requires HOA and ADC approval and doesn't get it from the ADC. The message will be if you don't like the decision the the ADC has made go to the City of Pleasanton Planning Department!

3. The same argument applies to all development within HOAs in Pleasanton and extends this concern by precedent to all. Why would the City of Pleasanton make such a dangerous and unnecessary precedent setting decision? The negative message it sends to all HOAs that are working hard for their communities to meet their obligations and are supported by the majority of the residents, as is the case in Ruby Hill, is just wrong! If support for HOA decisions within a community changes, the right to vote and select new HOA board members is the check and balance process that is in place. That same process applies to City government positions subject to elections!

Please rule in favor of the decision that the HOA has made on Reddy's non compliance with the approved building plans and the ADCs interpretation of architectural guidelines and delegate the Reddy issue back to the HOA and ADC where it belongs. Don't make the egregious mistake of undermining HOAs and the great work they do to support continuity and quality of life within their developments. This is not only the prudent decision but clearly the right decision.

Regards,

George Belhumeur

[REDACTED]  
[REDACTED]  
[REDACTED]

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## Marion Pavan

---

**From:** Alan S Cohen [REDACTED]  
**Sent:** Wednesday, October 30, 2013 1:01 PM  
**To:** Marion Pavan  
**Subject:** Hearing on Ruby Hill Resident and CCRs

Dear Marion,

I am a 15 year resident of Pleasanton and Ruby Hill and have been closely following the recent incident with a new resident trying to avoid the Ruby Hill CCRs, Anil Reddy, and use the City planning commission to do it. Pleasanton and Ruby Hill is a lovely community where our joint cooperation has added a rewarding experience for all parties. I have raised my children here and our family been active in volunteering in the schools, supporting charities, and conducting as much commerce as possible locally. I appreciate the community and the fine work by the folks who work for Pleasanton.

This is not a casual issue, however. The value of my house, and, more importantly, the kind of community I moved into, are codified in the details of the CCR. I expect it to be respected. The lack of respect for the Ruby Hill community and the violation of the Ruby Hill CCRs posed by this bypass attempt is of huge concern to my family and as far as I can tell, the majority of my neighbors.

Moreover, the CCRs are a legally binding agreement between 833 residents and the community. It has worked for 20 years.

As a taxpayer and member of the community, I expect the planning department to respect the legal and community agreements that has made our community a lovely and friendly place to live. I am happy I have never had to send an email to the city about an issue like this before and hope never to again. Of course, I would happy to speak with you or any other member of city staff about this issue. I will be at the December hearing.

Could you kindly forward his email to Brian Dolan and Nelson Fialho.

Thank you,

Alan S. Cohen  
[REDACTED]  
Pleasanton, CA 94566  
[REDACTED]  
[REDACTED]

Click

<https://www.mailcontrol.com/sr/D7Xte69!nKXGX2PQPOMvUmET9b5tVcUOgPXIj9CtGCBFJC80tPFAC!FsZSp5MXJKqOEmyKbiYmnOTml8Ao4xWg==> to report this email as spam.

## Marion Pavan

---

**From:** James MANSOUR [REDACTED]  
**Sent:** Thursday, October 31, 2013 5:04 PM  
**To:** Maria Hoey; Marion Pavan; Janice Stern; Brian Dolan  
**Subject:** Input for the Dec. 11th Ruby Hill Issue Meeting

> Dear Planning Commissioners, Planners, Managers, and Directors,

>

> It has been brought to my attention that a Pleasanton City Council meeting regarding the dispute between Anil Reddy and the Ruby Hill Design Review Committee will occur on Dec.11th at 7PM. Over the past couple of months I have studied this matter and want to communicate my thoughts.

>

> I have been a Ruby Hill Resident for over 16 years and throughout that time have been very impressed with the Ruby Hill Homeowner Association's means and practices in overseeing our community's growth and overall business. One of the most effective practices was the establishment of our community's Design Review Board (DRB), which for almost 20 years has overseen the building design and maintenance of over 800 homes without legal incidence....until the current issues that have surfaced with Mr. Anil Reddy's home and property. I want you to know that I support our Association and DRB on this matter 100%, and based on the facts, ask the City Council to do the same. Mr. Reddy's actions are uncalled for on multiple fronts and I applaud our DRB for refusing to be intimidated by his actions. The bottom line is that the design of the home that was built is not reflective of the submitted and approved plans, nor is the design consistent with community standards. I'm sure the home is beautiful, but the 5 or 6 significant design inconsistencies should not be exempted and should be corrected to the original, approved design plan or an agreed to alternative. Every other Ruby Hill home owner has worked with and through the DRB to comply with the expected design and Mr. Reddy should be made to do so as well.

>

> My understand is that back in the mid 1990's the City of Pleasanton was appreciative of the Ruby Hill DRB and entrusted the DRB with design related matters, thereby eliminating a duplicate City of Pleasanton task. That trust and collaboration has worked very well for almost 20 years. Your continued support of the DRB will be greatly appreciated.

>

> I would appreciate your passing this email along to other City Members that will be involved in making this decision.

>

> I do plan on attending the Dec. 11th meeting and look forward to making all your acquaintances at that time.

>

> Regards,

>

> James D. Mansour, Ph.D.

[REDACTED]

> Pleasanton, CA 94566

>

[REDACTED]

Click

<https://www.mailcontrol.com/sr/!oX0YYdae1DGX2PQP0mvUgEBY15Clgt11m8NL3HBydh7eFd!jGx5dzN3bqAjwHfotvzZc1UgU9pkxH4nYzTQYQ==> to report this email as spam.

## Marion Pavan

---

**From:** PRAVESH CHOPRA [REDACTED]  
**Sent:** Wednesday, October 30, 2013 10:43 PM  
**To:** Marion Pavan  
**Subject:** P13-2028, Anil and Divya Reddy  
**Attachments:** Reddy Notice.pdf

Dear Sir,

This affects me personally as we are very close to this house as your notice states ( attached).

I am in favor of all residents following the rules of the Ruby Hill - ( HOA), which we have all agreed to and signed and therefore Mr. & Mrs. Reddy must also follow the same rules. They cannot excuse themselves to follow the rules that every other resident follows.

I am requesting that the city uphold the Ruby Hill HOA and gives the decision to protect our HOA rules & regulations. Every resident has signed our HOA Rules & regulations and these must be protected. Mr. Anil Reddy and Mrs. Divya Reddy CANNOT force their own version upon the HOA. They MUST follow the HOA Rules & regulations.

Therefor I request the city Rule against Mr. & Mrs. Reddy and give a favorable decision towards the Board & HOA to protect all our rights.

Sincerely,

Pravesh Chopra  
[REDACTED]  
Pleasanton, CA 94566  
[REDACTED]

Click [here](#) to report this email as spam.

## Marion Pavan

---

**From:** Alan S Cohen [REDACTED]  
**Sent:** Wednesday, October 30, 2013 1:01 PM  
**To:** Marion Pavan  
**Subject:** Hearing on Ruby Hill Resident and CCRs

Dear Marion,

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This is not a casual issue, however. The value of my house, and, more importantly, the kind of community I moved into, are codified in the details of the CCR. I expect it to be respected. The lack of respect for the Ruby Hill community and the violation of the Ruby Hill CCRs posed by this bypass attempt is of huge concern to my family and as far as I can tell, the majority of my neighbors.

Moreover, the CCRs are a legally binding agreement between 833 residents and the community. It has worked for 20 years.

As a taxpayer and member of the community, I expect the planning department to respect the legal and community agreements that has made our community a lovely and friendly place to live. I am happy I have never had to send an email to the city about an issue like this before and hope never to again. Of course, I would happy to speak with you or any other member of city staff about this issue. I will be at the December hearing.

Could you kindly forward his email to Brian Dolan and Nelson Fialho.

Thank you,

Alan S. Cohen  
[REDACTED]  
Pleasanton, CA 94566  
[REDACTED]  
[REDACTED]

Click

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## Marion Pavan

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**From:** Romi Randhawa [REDACTED]  
**Sent:** Wednesday, October 30, 2013 8:02 AM  
**To:** Marion Pavan  
**Subject:** Ruby Hill

Hello Marion - My name is Romi Randhawa and am a resident of Ruby hill since 1999. It has come to my attention that certain individual is trying to change our architecture rules. I suggest we stick with our home owners policies to stay consistent. One of the main reason this community is very attractive to live is that we all follow the structure and rules put together in our CC&R's.

The board here has done a terrific job in maintaining the standards and I support them 100%.

If you and the City would help us maintain our uniformity, we would really appreciate it.

Best Regards,

Romi Randhawa  
[REDACTED]  
Pleasanton, CA 94566  
[REDACTED]

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## Marion Pavan

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**From:** Sunil Nagdev [REDACTED]  
**Sent:** Tuesday, October 29, 2013 7:54 PM  
**To:** Marion Pavan  
**Subject:** Reddy issue in ruby hill

I am a resident of ruby hill and am on the side of the board. What mr reddy is doing is unsupported by me. He needs to follow the CCR's that we ALL adhere to

Thanks,

Sunil

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<https://www.mailcontrol.com/sr/1!nqUIaQ!0DGX2PQP0mvUk8LIR8eqmo3uRQeUNudIhhvdMMxb3jiXH3vJWx9w72uY2tHHdWIKYTCXaTERp6olw==> to report this email as spam.

## Marion Pavan

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**From:** Doug Burkhart [REDACTED]  
**Sent:** Thursday, October 24, 2013 11:33 AM  
**To:** Marion Pavan  
**Cc:** Janice Stern  
**Subject:** P13-2028, Anil and Divya Reddy

Marion Pavan,

I received notice via mail regarding a Planning Commission Public Hearing to be held on Dec. 11.

I am a Ruby Hill resident who lives at [REDACTED].

My understanding is that Anil and Divya Reddy built a home at 3737 West Ruby Hill Drive and did not construct the home per the plans they submitted to Ruby Hill Design Review.

The Ruby Hill Design Standards allow certain type of architecture only within the Ruby Hill Community.

I know when I built my home I had have my proposed design approved by the Design review committee at Ruby Hill and the finished product approved also.

One of the most important issues to me when considering whether or not I should purchase a lot and build a home at Ruby Hill in the year 2000 was knowing there were certain design standards, at a "look" that was acceptable within the community, and most importantly only certain types of architecture which would be permitted within the confines of the community.

In reviewing the design standards I find that the home built at 3737 West Ruby Hill does not meet the allowable design standards.

For this reason I request that 3737 West Ruby Hill Drive be modified to conform with the exterior guidelines outlined in the Ruby Hill Design Guidelines, just as my house and everyone elses must conform to.

My opinion is that the home in question needs to be modified and built to the standards that the owners originally submitted to Design Review.

Since I am not sure my schedule will allow me to be present at the Dec. 11 Public Hearing, I request that my opinion be read by the Planning Commission at the Hearing so that it can be made Public and that the Commission consider my opinion in making any decision.

Sincerely

Douglas Burkhart  
[REDACTED]  
Pleasanton, CA 94566

**Marion Pavan**

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**From:** Ellen Cheung [REDACTED]  
**Sent:** Saturday, October 19, 2013 10:31 AM  
**To:** Marion Pavan  
**Subject:** Planning Commission Public Hearing P13-2028, Anil and Divya Reddy  
**Attachments:** CC&Rs 84\_conflict.pdf; CC&R\_garage size.pdf

Dear Associate Planner,

I would like to submit a comment to the above mentioned Public Hearing P13-2028. As a concerned homeowner within the Ruby Hill Development/Community (RHOA), I question the relevance of this hearing as stated in your notification: "to evaluate the conformance of an existing single-family residence in the Ruby Hill Development to the RH Architectural Design Guidelines". I would like to call your attention to the following Sections and other relevant sections in our CC&R, Bylaws and Rules as follows:

Section 13.11 Conflict (attached)  
Section 11.6.7 Garage Size (attached)

Copies of Sections 13.11 and 11.6.7 are attached for your reference. Please contact me by email at [REDACTED], Pleasanton, CA 94566) should you need a copy of our CC&R, bylaws, and Rules, or any other items.

Please kindly place a copy of my comment in your files relating to Public Hearing P13-2028.

Thank you for your attention,

Ellen

--  
Ellen Cheung, Ph.D.  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**Marion Pavan**

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**From:** Jan Testarmata [REDACTED]  
**Sent:** Saturday, October 19, 2013 6:49 PM  
**To:** Marion Pavan  
**Subject:** P13-2028, Planning Commission Public Hearing, Reddy

Dear Ms. Pavan,

This note is per the request to contact you with questions or comments regarding the above case. Thank you for the notice that arrived in our mailbox today.

As a long time resident of Ruby Hill, I have watched the Reddy case with dismay. Equity demands that the Reddy family follow the same set of rules that the rest of did with respect to house construction. Those rules are written by and managed by the Ruby Hills Owner's association.

The continuing debate between the Reddy family and RHOA / Planning Commission has diverted scarce resources from the normal operations of the RHOA. Expenses mount for the RHOA as the debate continues.

My husband and I support the position of the RHOA. I urge the Planning Commission to rule in favor or the RHOA. Furthermore, we request that the Reddy family reimburse the RHOA for all legal expenses incurred the debate.

Regards,  
Jan Testarmata  
Dave Underwood

--  
Jan Testarmata  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**Marion Pavan**

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**From:** Paul Deol [REDACTED]  
**Sent:** Wednesday, July 03, 2013 3:17 PM  
**To:** Marion Pavan  
**Subject:** Fw: Serious Neighborhood Issue! 3749 W Ruby Hill Drive  
**Attachments:** Letter to Ruby Hill HOA re neighbor property line dispute.docx

Hello Mr. Pavan,

Thank you for your time. Here is my complaint letter as per our conversation and my letter can be submitted in to public records.

Please confirm the receipt of this letter.

Thank you,

*Paul Deol, Real Estate Broker, ePro, Realtor*

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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Pritpal Singh Deol

[REDACTED] Pleasanton, 94566  
[REDACTED]

April 23, 2012

Ruby Hill Homeowners Association  
[input address]  
Pleasanton, CA 94566

Dear Ruby Hill Homeowners Association:

I, Pritpal Singh Deol, owner of residence at [REDACTED] officially file this formal complaint against pending new neighbor, Anil Reddy, whose residence in construction is located to the north of our home.

There are five items to be covered in this complaint. The first is the primary concern of fabrication of the property line. Anil Reddy has fabricated his property line and encroached three feet on to our property. Reddy had his landscapers scrape three feet of our property and landscaping without first discussing this matter with me nor my wife. When I confronted him about not discussing this with me, he indicated that he did not care as he was going with the map he had for the property. The first issue that steps from this scraping of three feet of our property and subsequent landscaping he has done on the three feet of my property is that Reddy has illegally encroached on our property.

This concern is not ours alone. The owner on the north side of Reddy's property, the Bhardwaj family, have expressed similar concerns of encroachment on to their property line and damage to their landscaping as a result of Reddy's landscaping work.

A second item and concern due to Reddy's scraping of my property without my permission is that Reddy has created a water run off issue where water from my sprinklers has been running on to his side of the property since there is no longer any area for that water to gather when plants are watered. Reddy asked me to resolve this issue and I informed him that the root cause of the water leak was as a result of his instruction to his landscapers to scrape three feet of our property line which resulted in the water run off. I notified him that it was his duty to fix this issue since his landscaping instruction to his landscapers has caused the issue in the first place. We have never before had any problems with water run off on to his property.

A third item is the survey I recently had done on our property located at [REDACTED] Pleasanton, 94566. I recently had a survey done on our property through Darrel Alexander's company ("Alexander"). Alexander informed me that the marking Reddy did on the back of the property was indeed fabricated. Reddy did the marking himself on the back of his property and in the process, encroached three feet onto the backside of our property. He proceeded with his landscaping plan according to the marking he fabricated on the back side of his property without talking to us and went ahead and scraped the landscaping along with the associated sprinkler system, and I was able to confirm that he thereby caused the water to leak from our sprinklers on to his own property. The scraping led to no land for the water to collect and soak into the plants and instead, the scraping caused a water run off onto Reddy's property.

A fourth item I would like to discuss is the construction of the tower on the backside of Reddy's property. I strongly condemn the approval of the tower and adjacent breezeway construction due to a primary concern of my family's privacy, as well as a secondary concern as to the height of the tower itself. The primary concern with the tower and breezeway construction is the fact that it overlooks the family room and nook area of our home.

I would additionally ask that Ruby Hill HOA look in to the height and size of the remainder of Reddy's property per the size of the lot on which Reddy's residence has been constructed. My family is deeply concerned that this tower is an invasion of our family property. Reddy himself has been seen by three family members already standing on the breezeway and directly looking at our home and looking into the nook area and family room area of our home that are now clearly visible with this construction detail of his home. Our request to maintain privacy in our home is that this breezeway must be covered, the height of the tower examined and the window-like openings in the tower be closed off where they overlook our property. One additional feature that would help maintain privacy for our home is the backstairs that lead to the tower which now land on the side facing our property which instead, should land on the inside of his property where Reddy seems to have constructed some type of courtyard or other landing area, which is enclosed within his property. These backstairs should not be allowed to land on the side facing our property since this would help to further enhance and maintain the privacy of our home.

The final and fifth item of concern is Reddy's overall actions and behaviors. We strongly feel:

1. That Reddy is doing things the way he wants to regardless of concerns raised by his neighbors and regardless of courtesy and respect of his neighbors' property lines.
2. That Reddy is not cooperative, very rude to his neighbors and not willing to work with us on the concerns we have raised.

We are requesting your input and cooperation on this matter before any further inspections by Ruby Hill HOA and the City of Pleasanton take place. If at all possible, we would like to put this issue on the next agenda of the Ruby Hill HOA meeting.

We have the following requests:

- a. We would like you to come by and take a look at the work Reddy has done on the construction of the Tower and adjacent breezeway, as well as the work Reddy has done on the landscaping. As previously mentioned, the landscaping concern is not ours alone. The owner on the north side of Reddy's property, the Bhardwaj family has expressed similar concerns of encroachment on to their property line and damage to their landscaping as a result of Reddy's landscaping work.
- b. The City of Pleasanton Planning and Building Department and the Ruby Hill Homeowners Association must stop the construction on Reddy's home until these pertinent issues to the two immediate neighbors are resolved. We would like to give an opportunity for this matter to be resolved at the Ruby Hill HOA and City of Pleasanton Planning and Building Department to see if this matter can be civilly resolved, or we will have to escalate further to a court of law.

I appreciate your prompt and cooperation reply in this matter.

Sincere Regards,

Pritpal S. Deol

[REDACTED] Pleasanton 94566

[REDACTED]  
CC: Ruby Hill HOA  
CC: City of Pleasanton Planning and Building Department  
CC: Bhardwaj Family

## Marion Pavan

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**From:** Victoria [REDACTED]  
**Sent:** Friday, December 06, 2013 12:41 AM  
**Subject:** Ruby Hill Subdivision - temporary permit SHOULDN'T have been allowed.

Pleasanton Leaders;

We as residents of Ruby Hill agreed to follow the CC&R's upon purchasing our home in Ruby Hill. Once you sign that purchase agreement you are agreeing to abide by the rules. If you -THE CITY - allows one resident to break the rules then everyone will feel they have been treated unjust. We will see more people not following the policies. We all have had to make compromises for our community to evolve into the beautiful community that it is today.

We (the vast majority) wish to hold each and every neighbor to the high standards that we have set.

Please reconsider the occupancy permit that you have granted to Anil Reddy. The home he built (although not unpleasant to see) does NOT comply with our CC&R's. We feel his wealth should offer **no unjust** opportunity to build as he wishes instead of abiding by the rules set forth. Perhaps in his native country this behavior is accepted, it shouldn't be here. We also have heard that he has encroached upon his neighbor and re-landscaped a portion of the neighbors property to suit himself. THAT should be punishable by the city as well.

Thank you,

Victoria Rosenberg - proud resident of Ruby Hill.

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