

Subj: Grove Property
Date: 1/23/2004 5:18:22 PM Eastern Standard Time
From: Mwdgmail
To: kelly.rose@ey.com
Cc: K9MATT

Hello Kelly Rose,

This is to advise that you are not authorized to use driveways on the Grove ranch in Rancho Cuerno Largo as access to your property on Acampo road. This prohibition applies to contractors and vendors servicing your property on Acampo as well.

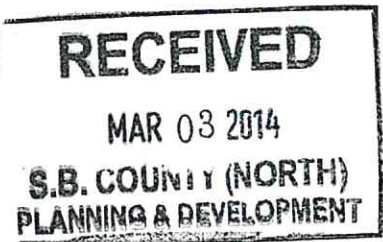
Cordially,

Bill Grove

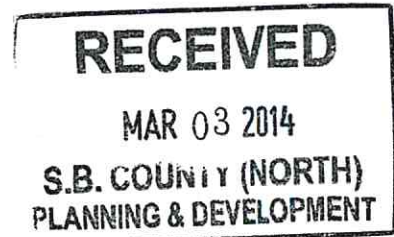
President

Rancho Cuerno Largo Homeowners Association

CC: John Harness, Secretary, RCLHOA



Subj: Re: Grove Property
Date: 1/24/2004 4:45:29 PM Eastern Standard Time
From: kelly.rose@ey.com
To: Mwdgmail@aol.com
Sent from the Internet ([Details](#))



Dear Mr. Grove:

I received your email dated 1/23/04 concerning access through your property. Please be advised that the road through your property was designated as a ranch road on the original subdivision map which is on file with and recorded by the County of Santa Barbara.

Additionally, easement through this ranch road was recorded in favor of Lot #5, which is currently owned by me. This easement is on file and recorded by the County of Santa Barbara. It is not and never has been an exclusive private driveway, any more than the easement you have through the Hoffman Keese Trust property (Lot #1) is your private drive.

I have tried to be a good neighbor since I have moved to Los Olivos, but frankly living next to you has caused this to be problematic. I can fully understand why other neighbors have experienced similar challenges in dealing with you and your spouse. You have already used up your one "good neighbor chit" with your asinine request that I spend \$3,000 to relocate my cross fence so that it wouldn't bother your view as you drive up to your house, followed by your equally spurious request that I landscape my barn. I give everyone the benefit of the doubt, but in your case, the question of doubt has been fully resolved.

I haven't complained to you about the constant flow of traffic that results from the various families who live in the various trailers or other buildings on your property; I haven't complained to you about the flow of weekend traffic that results from people who take riding lessons on your property; I haven't complained to you about the beer cans and beer bottles that I pick up along the side of Acampo Road. Also, I am not the only homeowner in Rancho Cuerno Largo who is more than a little concerned with the fact that you have over 15 people living in the four structures on your land. And I am relatively certain that the County Health and Safety Department might have some questions regarding the adequacy of the sanitation facilities to service the number of people and buildings on the "Grove Ranch".

Unless you want to pursue this matter in your "official" capacity as the President of the Rancho Cuerno Largo Homeowners Association, I suggest that we go back to the point in time prior to you sending your email. That being: we have as little contact as possible. I am not the least bit impressed or intimidated by either you or your spouse, and I am most happy when I have no contact with either of you. However, should you decide to pursue this or any other matter in the future, I suggest that you do so only under the presumption that such issue will be the subject of litigation. Accordingly, please feel free to send any such notification to Mr. Kenneth Bley, Esq. at Cox, Castle & Nicholson LLP, 2049 Century Park East, 28th Floor, Los Angeles, CA 90067. I would also suggest that you obtain the approval of the other members of the Rancho Cuerno Largo Homeowners Association before commencing any legal action that would require expenditure of Homeowner Association funds.

Bottom line Bill, don't fuck with me.