



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521

AGENDA

**Trees and Views Committee
Meeting**

TREES AND VIEWS COMMITTEE

Tuesday, March 15, 2022

**CITY OF ROLLING HILLS
7:30 PM**

Executive Order N-29-20

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Committee members on Trees and Views will participate by teleconference. Public Participation: City Hall will be closed to the public until further notice.

A live audio of the Trees & Views meeting will be available on the City's website (<https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf>).

The meeting agenda is also available on the City's website (<https://www.rolling-hills.org/government/agenda/index.php>)

Join Zoom Meeting via <https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFblIFZz09>

Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments in real time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENTS ON NON-AGENDA ITEMS**
- 4. APPROVAL OF MINUTES**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - 6.A. [VIEW PRESERVATION COMPLAINT - 16 GEORGEFF ROAD \(BEILKE - COMPLAINANT\) AND 2 EL CONCHO \(GREENBERG - VEGETATION OWNER\)](#)
RECOMMENDATION: Open the public hearing, take public testimony, discuss the item, refer the parties to mediation, and continue the item for 60 days.

Attachment - Beilke's CTV Application.pdf
Rebuttal Greenberg-c1.pdf
Beilke Emails.pdf
Email_Beilke_031022.pdf
CL_AGN_220315_TVC_BF_Beilke Jared 031022.pdf
CL_AGN_220315_TVC_BF_BeilkeJaredLetter_031022.pdf
CL_AGN_220315_TVC_BF_BeilkeMichelleEmail_031122.pdf
CL_AGN_220315_TVC_BF_GreenbergEmail_031122.pdf

7. ITEMS FROM STAFF

8. ITEMS FROM THE TREES & VIEWS COMMITTEE

9. ADJOURNMENT

Next meeting: To be determined

10. Notice:

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 6.A
Mtg. Date: 03/15/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

**SUBJECT: VIEW PRESERVATION COMPLAINT - 16 GEORGEFF ROAD (BEILKE -
COMPLAINANT) AND 2 EL CONCHO (GREENBERG - VEGETATION
OWNER)**

DATE: March 15, 2022

BACKGROUND:

Subject to other provisions of Chapter 17.26, a property owner may initiate a view impairment complaint by way of the process set forth in Section 17.26.040. The complainant shall follow the process established by Chapter 17.26 in seeking preservation or restoration of a pre-existing view. The complainant must first follow the steps for initial reconciliation and mediation before seeking an advisory opinion from the Committee on Trees and Views (CTV). If the complainant is not satisfied by the recommendation of the mediator, the complainant may request a public hearing before the CTV (See Beilke's Application). If either party is not satisfied by the recommendation of the CTV, said party may request a public hearing before the City Council to review the decision of the CTV.

Complainant's records show that they purchased the property in 2005. In September 2020, Complainant visited Vegetation Owner to introduce themselves and discuss concerns with newly planted vegetation. In April 2021, the Vegetation Owner planted a large tree that the Complainant alleges directly blocks the majority of views of city lights, and vegetation was continued to be planted into May 2021. On May 4, 2021, Complainant sent a letter to the Vegetation Owner to begin initial reconciliation. On July 14, 2021, Complainant sent a follow up letter to initiate mediation after no response was received from the May 4, 2021 letter. The letter gave until September 13, 2021 to receive a response. On October 26, 2021, Complainant sent a third letter confirming that a letter was received from the Vegetation Owner's attorney on September 10, 2021 agreeing to mediation. Complainant attempted to contact Vegetation Owner's attorney via emails and phone messages on September 14, 2021, September 20, 2021, September 29, 2021, and October 25, 2021 to select a mediator and mediation date to no avail. On November 15, 2021, Complainant filed a View Impairment Complaint Form with the City.

Subsequent to noticing the item for a public hearing, staff received additional correspondences between the parties that occurred on November 9, 2021 and December 2-3, 2021. On March 8, 2022, a letter was received from the Greenbergs' attorney, Ms. Jennifer Duffy, indicating they would like to go through the mediation process. Additional emails were provided by the Beilkes on March 9-10, 2022. The correspondences are included as attachments. Below is a summary of events.

Timeline

May 4, 2021: Bielkes sent their Initial Reconciliation request letter (pursuant to RHMC 17.26.040(A)(1)) to the Greenbergs.

July 14, 2021: Bielkes sent Mediation request letter (pursuant to RHMC 17.26.040(B)(1)) to the Greenbergs having not received a response by the 60-day deadline (July 5, 2021).

Sept. 10, 2021: Greenbergs agreed to mediation within 60-day deadline. At that point, the parties had 60 days (until November 9) to select a mediator (pursuant to RHMC 17.26.040(B)(2)).

Oct. 26, 2021: Bielkes wrote to the Greenbergs stating among other things their attempts to arrange mediation with the Greenbergs via email and phone on September 14, September 20, September 29, and October 25 – to no avail.

Nov. 9, 2021: Greenbergs reached out with a mediator suggestion on the last day of the 60-day period.

Nov. 15, 2021: Bielkes filed the view complaint with the City.

Dec. 2, 2021: Greenbergs followed up with the Bielkes on mediation, unaware that the view complaint had been filed.

Dec. 3, 2021: Bielkes followed up indicating Nov. 9, 2021 email was not received and prior emails and voicemails were not responded to, and indicated view complaint had been filed with City.

DISCUSSION:

The Committee on Trees and Views must make specific findings in support of its determinations on whether or not there is view impairment. If the Committee finds that a pre-existing view exists and that it has been significantly impaired, restorative recommendations shall be made to abate the view impairment. The Committee shall take into consideration Section 17.26.050 to determine whether a pre-existing view has been obstructed and Section 17.26.060 for restorative recommendations.

Provided below are definitions, findings, considerations and restorative actions that must be taken into consideration when making a determination on the view complaint. Per the Committee's directions, staff will prepare a resolution reflecting the Committee's decision after the public hearing. The proposed resolution will be presented at an Adjourned Committee meeting determined by the Committee during the March 15, 2022 public hearing.

Definitions.

"Pre-existing view" means the view that existed at any time since the complainant's property was most recently purchased for fair market value through an arm's length purchase or sale, as evidenced by a deed. The pre-existing view cannot be the result of a natural disaster or illegal activities.

"View" means a visually impressive scene or vista, such as the Pacific Ocean, off-shore islands, mountains, lights of the Los Angeles basin, the Palos Verdes Hills and canyons, the Los Angeles Harbor and/or Long Beach Harbor, and similar, as observed from a viewing point. A view may include structures or vegetation in the foreground or background of the view seeker's property. A "view" may be observed from one or more viewing point, and may be panoramic.

"View impairment" means any obstruction of a pre-existing view by vegetation on another property within the City that significantly diminishes that pre-existing view.

"Viewing point" means any view from the primary living area or active use area of a primary residence, excluding views from minor rooms, such as garages or closets, and also includes views from accessory buildings or structures, including pool decks and gazebos, but excluding animal pens, aviaries, corrals, greenhouses, porte cocheres, riding rings, run-in sheds, sheds, stable/barns, free-standing storage rooms, and tack rooms.

Findings.

The Committee shall be guided by the provisions of Chapter 17.26, including the evaluation criteria set forth in Section 17.26.050, and the hierarchy of restorative actions set forth in Section 17.26.060, respectively, in attempting to resolve the view impairment complaint. Based on the evidence received and considered, the Committee shall make any of the following findings and adopt an advisory resolution in support of the foregoing determination:

- i. That no view exists within the meaning of this chapter;
- ii. That a view exists within the meaning of this chapter, but that the view is not significantly impaired; or
- iii. That a view exists within the meaning of this chapter and that it is significantly impaired.

The Committee shall make specific written findings in support of the foregoing determinations.

Recommendation.

If the Committee finds that a pre-existing view exists within the meaning of Chapter 17.26 and that it is significantly impaired pursuant to the conditions outlined in Section 17.26.050, it shall recommend such restorative action as is necessary to abate the view impairment, pursuant to Section 17.26.060 of Chapter 17. The Committee may recommend conditions as are necessary to prevent future view impairments.

17.26.050 - Considerations for applying the view preservation ordinance

A. The following nonexclusive factors, for which the parties can prove by a preponderance of the evidence, are to be considered in determining whether a pre-existing view has been obstructed:

1. The viewing point(s) from which the view is observed;
2. The extent of the view obstruction, both currently and at the maximum height the tree/vegetation is likely to reach (as described by the most current edition of the New Sunset Western Garden Book);
3. The quality of the view, including the existence of landmarks, vistas, or other unique view features;
4. The extent to which trees and/or vegetation have grown to obscure the enjoyment of the

view from the claimant's property since the claimant acquired his/her property;

5. The extent to which the vegetation on the property preserves privacy (visual and auditory), wind screening, energy conservation, and/or climate control;

6. The extent to which the vegetation owner can establish the earliest known date when the complained of vegetation was planted or existed on the vegetation owner's real property; and

7. The degree to which the complainant diligently tried to protect and maintain their view through informal agreements with the vegetation owner or prior vegetation owner(s) and to initiate initial discussions with the current vegetation owner; and the degree to which the current vegetation owner has reasonably participated in initial discussions.

B. The following applicable, nonexclusive factors, for which the parties can prove by a preponderance of the evidence, may be considered in determining the appropriate restorative action, if any is necessary:

1. The variety of tree, its projected rate of growth (as described by the most current edition of the New Sunset Western Garden Book) and maintenance requirements;

2. The aesthetic quality of the tree(s), including but not limited to species characteristics, size, growth, form and vigor;

3. Location with respect to overall appearance, design or use of the tree on the vegetation owner's property, including, but not limited to blending, buffering, or reduction in the scale or mass of a structure;

4. Soil stability provided by the tree(s), considering soil structure, degree of slope and extent of the tree's root system;

5. The extent to which the vegetation owner can establish the earliest known date when the complained of vegetation was planted or existed on the vegetation owner's real property;

6. Privacy (visual and auditory) and wind screening provided by the tree(s) to the tree owner and to neighbors;

7. Energy conservation, shade and/or climate control provided by the trees;

8. Wildlife habitat provided by the trees.

17.26.060 - Restorative action.

A. Restorative actions may include, but are not limited to, the following, in order of preference, assuming no countervailing health or safety interest(s) exist (See Attachment 17.26.020 Definitions for graphics):

1. Lacing. Lacing is the most preferable pruning technique that removes excess foliage and can improve the structure of the tree.

2. Crown Raising.

3. Crown Reduction. Crown reduction is preferable to tree removal, if it is determined that the impact of crown reduction does not destroy the visual proportions of the tree, adversely affect the tree's growth pattern or health, or otherwise constitute a detriment to the tree(s) in question.

4. Heading Back. Heading back is only to be permitted for trees specifically planted and maintained as a hedge, espalier, bonsai, or in pollard form and if restoration actions in subsections (A) through (C) of this section will not accomplish the determined preservation action and the subsequent growth characteristics will not create a future obstruction of greater proportions.

5. Topping. Topping is only to be permitted for trees/vegetation species for which it is appropriate.

6. Removal. Removal may be considered when the above-mentioned restoration actions are judged to be ineffective and may be accompanied by replacement plantings or appropriate

plant materials to restore the maximum benefits lost due to vegetation removal.

B. Restorative action shall include written conditions (including ongoing maintenance), directions, and a schedule by which the mandates must be completed, and may be made to run with the land and apply to successors in interest. The complainant may bear the cost of the initial restorative action, unless the parties agree to share the costs in some other manner. Subsequent maintenance of the vegetation in question may be performed at the cost and expense of the owner of the property on which the vegetation is growing, unless otherwise agreed to by the parties or required pursuant to any final arbitration agreement or court order. The vegetation shall be maintained so as not to allow for future view impairments.

C. In cases where restorative action may affect the health of a tree, such actions should be carried out in accordance with standards established by the International Society of Arboriculture for use in the State of California. Severe pruning (heading back and/or topping) should be avoided due to the damage such practice causes to the vegetation's form and health. Where removal is required, replacement by appropriate species should be considered.

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the public hearing, take public testimony, discuss the item, refer the parties to mediation, and continue the item for 60 days.

ATTACHMENTS:

[Attachment - Beilke's CTV Application.pdf](#)

[Rebuttal Greenberg-c1.pdf](#)

[Beilke Emails.pdf](#)

[Email_Beilke_031022.pdf](#)

[CL_AGN_220315_TVC_BF_Beilke Jared 031022.pdf](#)

[CL_AGN_220315_TVC_BF_BeilkeJaredLetter_031022.pdf](#)

[CL_AGN_220315_TVC_BF_BeilkeMichelleEmail_031122.pdf](#)

[CL_AGN_220315_TVC_BF_GreenbergEmail_031122.pdf](#)

RECEIVED

REQUEST FOR MEDIATION

NOV 15 2021

ABATEMENT OF VIEW IMPAIRMENT

City of Rolling Hills

COMPLAINANT'S NAME: Tareel and Michele Beilke
ADDRESS: 16 Georgett Road, Rolling Hills, CA 90279
PHONE NO. & EMAIL: (562) 243-0748 Tareel@jmlaw.com
MAILING ADDRESS IF DIFFERENT FROM ABOVE:

LEGAL DESCRIPTION: LOT NO. 7567-014-002
ASSESSORS BOOK NO. 7567 PAGE 014 PARCEL 002

TREE OWNER'S NAME: Mr. and Mrs. Bruce and Linda Greenberg
ADDRESS: 2 El Concho, Rolling Hills, CA 90274
PHONE NO.: ?

NATURE OF PROPOSED PROJECT

Describe in detail the nature of the proposed view restoration. Include documentation showing a good faith effort to effect a solution to the view impairment with tree-owner and evidence that the owner of the vegetation has refused to comply.

As detailed in this application and attached documents, our neighbors - the Greenbergs have planted several trees (and a shed - not approved for that location) which blocks our pre-existing city lights views. We have made attempts in person and in writing in an attempt to resolve the view impairment to no avail (i.e. no response to our requests).

NOV 15 2021

Describe how the view is impaired and describe the area of your house or yard from which the view is impaired.

Sometime between April 23-28, 2020, the Greenbarg's planted a large tree that directly blocks our city lights view. Then between April 29-May 1, 2021, the greenbargs continued to plant vegetation (trees) that blocks more of our existing city lights view from the point of the tree that they planted (between April 23-28, 2021) to the roof line of your house. On October 8, 2021, the Greenbarg's built a shed to further block our city lights view. Views which was not approved to be built in that location.

Describe what views will be restored by elimination or trimming of the vegetation.

The views that will be restored by elimination or trimming of the vegetation are city lights view.

Describe what action is specifically proposed to restore the view (i.e. topping, trimming, removal of vegetation).

We request removal of vegetation ~~to~~ and shed to restore our views.

APPLICATION FEE

An application fee of \$1,000.00 for mediation must accompany the application. Make check payable to the **CITY OF ROLLING HILLS**. Additional fees will occur if review by Committee on Trees and Views will be needed (please see page 8 of the application for details).

OWNER'S DECLARATION**RECEIVED****REQUEST FOR MEDIATION**

NOV 15 2021

City of Rolling Hills

I (We) declare under penalty of perjury that the foregoing is true and correct.

Executed at Rolling Hills, California,this 14th day of July, 20 21

By:

Jared Beilke

By:

Michele Beilke16 Georgeff Road

Address

Rolling Hills, CA 90274

NOTE: The Owner's Declaration can only be used if this application is signed in California. If this application is signed outside of California, the applicant should acknowledge before a Notary Public of the State where the signature is fixed, or before another officer of that State authorized by its laws to take acknowledgments, that he (it) owns the property described herein, and that the information accompanying this application is true to the best of his (its) knowledge and belief. Attach appropriate acknowledgment here.

APPLICANT: Michele & Jared BeilkeDATE FILED: 11/15/2021

REPRESENTATIVE: _____

FEE: \$2,000

COMPANY NAME: _____

RECEIPT NO: 01320

COMPANY ADDRESS: _____

BY: Stephanie Grant

COMPANY PHONE NO. _____

PROPERTY ADDRESS: _____

NOV 15 2021

City of Rolling Hills

CHECKLIST FOR SUBMITTAL

REQUEST FOR HEARING BEFORE THE COMMITTEE ON TREES AND VIEWS

In addition to the required information already provided with the application for mediation process, the following information must be submitted in order for the request for hearing to be deemed complete:

- ☒ Letter requesting a hearing before the Committee on Trees and Views.
- ☒ An official record of when the current property owner acquired the property (such as a current title report) and "clear and convincing evidence" of the view that existed when the current property owner (as identified on a current title report) acquired the property.
- ☒ Evidence that the impairing vegetation was "maturing" at the time the property was acquired.
- ☒ Owner's Declaration (attached).
- ☒ Certified Property Owner's List and three (3) sets of self-adhesive mailing labels for all property owners within 1,000 ft. radius from the exterior boundaries of the property under consideration with vegetation, including the owner of the subject property. This information must be as it appears on the latest available assessment roll of the Los Angeles County Assessor. This list shall be certified to be true and correct (complete Certified Property Owner's Affidavit).
- ☒ Application Fee (per Resolution No. 1149). Please make check payable to the City of Rolling Hills.

Review by Committee on Trees and Views Processing fee	\$2,000
Environmental Review Fees:	
Preparation and Staff Review of Initial Study	\$200
Preparation of Negative Declaration or Mitigated Negative Declaration	\$1,000 (plus fee charged by CA Dept. of Fish & Game, if applicable, as adjusted annually)

COMMITTEE ON TREES & VIEWS: Forms:VIEW IMPAIRMENT rev 10_2013.docx

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OWNER'S DECLARATION

City of Rolling Hills

By _____

**REQUEST FOR HEARING
BEFORE THE COMMITTEE ON TREES AND VIEWS**

I (We) declare under penalty of perjury that the foregoing is true and correct.

Executed at Rolling Hills, California,

this 12th day of November, 20 21

By: Tared Beilke

By: Michelle Beilke

16 George F Road
Address

Rolling Hills, CA 90274

NOTE: The Owner's Declaration can only be used if this application is signed in California. If this application is signed outside of California, the applicant should acknowledge before a Notary Public of the State where the signature is fixed, or before another officer of that State authorized by its laws to take acknowledgments, that he (it) owns the property described herein, and that the information accompanying this application is true to the best of his (its) knowledge and belief. Attach appropriate acknowledgment here.

APPLICANT: _____

DATE FILED: _____

REPRESENTATIVE: _____

FEE: _____

COMPANY NAME: _____

RECEIPT NO: _____

COMPANY ADDRESS: _____

BY: _____

COMPANY PHONE NO. _____

PROPERTY ADDRESS: _____

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NOV 15 2021

City of Rolling Hills

CERTIFIED PROPERTY OWNER'S LIST

AFFIDAVIT

**REQUEST FOR HEARING
BEFORE THE COMMITTEE ON TREES AND VIEWS**

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF ROLLING HILLS)

I, Tared W. Beilke, declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of one thousand (1,000) feet from the exterior boundaries of property legally described as:

Executed at Rolling Hills, California, this 12th day of November, 20 21.

Tared W. Beilke
SIGNATURE

Mr. and Mrs. Jared and Michele Beilke
16 Georgeff Road
Rolling Hills, CA 90274

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NOV 15 2021

City of Rolling Hills

By _____

May 4, 2021

VIA CERTIFIED MAIL

Mr. and Mrs. Bruce and Linda Greenberg
2 El Concho
Rolling Hills, CA 90274

RE: Beilke v Greenberg
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)
Step One – Initial Reconciliation

Dear Mr. and Mrs. Greenberg:

On or around the month of September, 2020, my wife and I visited your property to introduce ourselves and discuss our concerns with the vegetation you were starting to plant. We wanted to explain our concerns of planting vegetation that would block our existing view and make sure you understood that there was a View Preservation Ordinance (Chapter 17.26) in Rolling Hills, CA. At that time, you indicated that although you planted vegetation you were not going to plant vegetation that would block our existing view and would maintain the newly planted vegetation to preserve our existing view. We notified the city of our concerns as well and were told that the issue was not ripe at the time as the view had not been blocked yet.

Sometime during April 23-28, 2021, you decided to plant a large tree that directly blocks the majority of our city lights view and completely contradicts what you said to us during our conversation in September 2020, as well as violates the View Preservation Ordinance (Chapter 17.26). Since then, between April 29-May 1, 2021, you continued to plant vegetation (trees) that blocks more of our existing city lights view from the point of the tree that you planted (between April 23-28, 2021) to the roof line of your house.

We bought our house in the summer of 2005. From 2005 until April 23-28, 2021, we have been able to maintain and preserve the view we had from the date we purchased. We are writing this Initial Reconciliation letter to commence our view preservation process. Pursuant to Section 17.26.010 (Principles and intent) of the View Preservation Ordinance, Chapter 17.26 – “. . . Owners and residents should maintain trees on their property in a healthy condition for both safety reasons and for preservation of outward views. Before planting trees, owners and residents should consider view blockage. By this chapter, the City establishes a process by which persons may seek to preserve and restore views which existed at any time since they purchased the property from unreasonable obstruction by the growth of vegetation. . . .”

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NOV 15 2021

City of Rolling Hills

By _____

In order to preserve our view, this letter is written to comply with 17.26.040, A. 1. of the View Preservation Ordinance, Chapter 17.26, which states:

--View impairment dispute resolution process.

The complainant shall follow the process established by this chapter in seeking preservation or restoration of a pre-existing view.

A. Initial Reconciliation.

1. A complainant whose preexisting view is impaired shall first seek to informally resolve the impairment with the vegetation owner. The initial notification to the vegetation owner must be in writing, include a link to this chapter and contain the following language: **“Failure of the vegetation owner to respond to the written request for initial reconciliation within sixty days from the date on the notification shall be deemed formal refusal by the vegetation owner to participate in the initial reconciliation.”** Additionally, any written notification to the vegetation owner must include any supporting evidence of the view obstruction, (as described by Section 17.26.050) and any requested remediation action. Remediation action may include an offer on behalf of the view seeker to perform continued maintenance, or to assist with replanting.
2. During the initial reconciliation, parties may request assistance from a certified arborist. The City may provide a link to the International Society of Arboriculture to allow residents to search for a certified arborist. If the parties reach an agreement, the signed agreement may be submitted to the City; however, there is no need to file anything with the City once an agreement between the parties is reached. If initial reconciliation is refused, or if the parties do not agree as to the existence and nature of the complainant’s obstruction and the appropriate restorative action, the complainant may proceed with mediation.”

We have included photographic evidence that establishes our view prior to your recent vegetation planting that blocks our pre-existing view (See Exhibit 1) and photographic evidence

Page 3
May 4, 2021
Beilke v Greenberg
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)
Step One – Initial Reconciliation

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NOV 15 2021

City of Rolling Hills

By _____

that shows what the view looks like now that it has been blocked (See Exhibit 2), as required above. The photographs speak for themselves. Our requested remediation action is that you take out the tree that you planted between April -23-28, 2021 and the other trees that you planted between April 29-May 1, 2021 to restore the pre-existing view we have had since 2005. We also request that you maintain other greenery at a height that does not obstruct our view. We have circled these trees that were recently planted on the photograph, included herein that was dated May 4, 2021. If we do not receive a response from you by July 5, 2021, we will assume that you have refused the initial reconciliation process and will move forward with the next step.

Thank you for your attention to this matter and we look forward to hearing from you. We can be reached at 562.243.0748.

Sincerely,



Jared W. Beilke

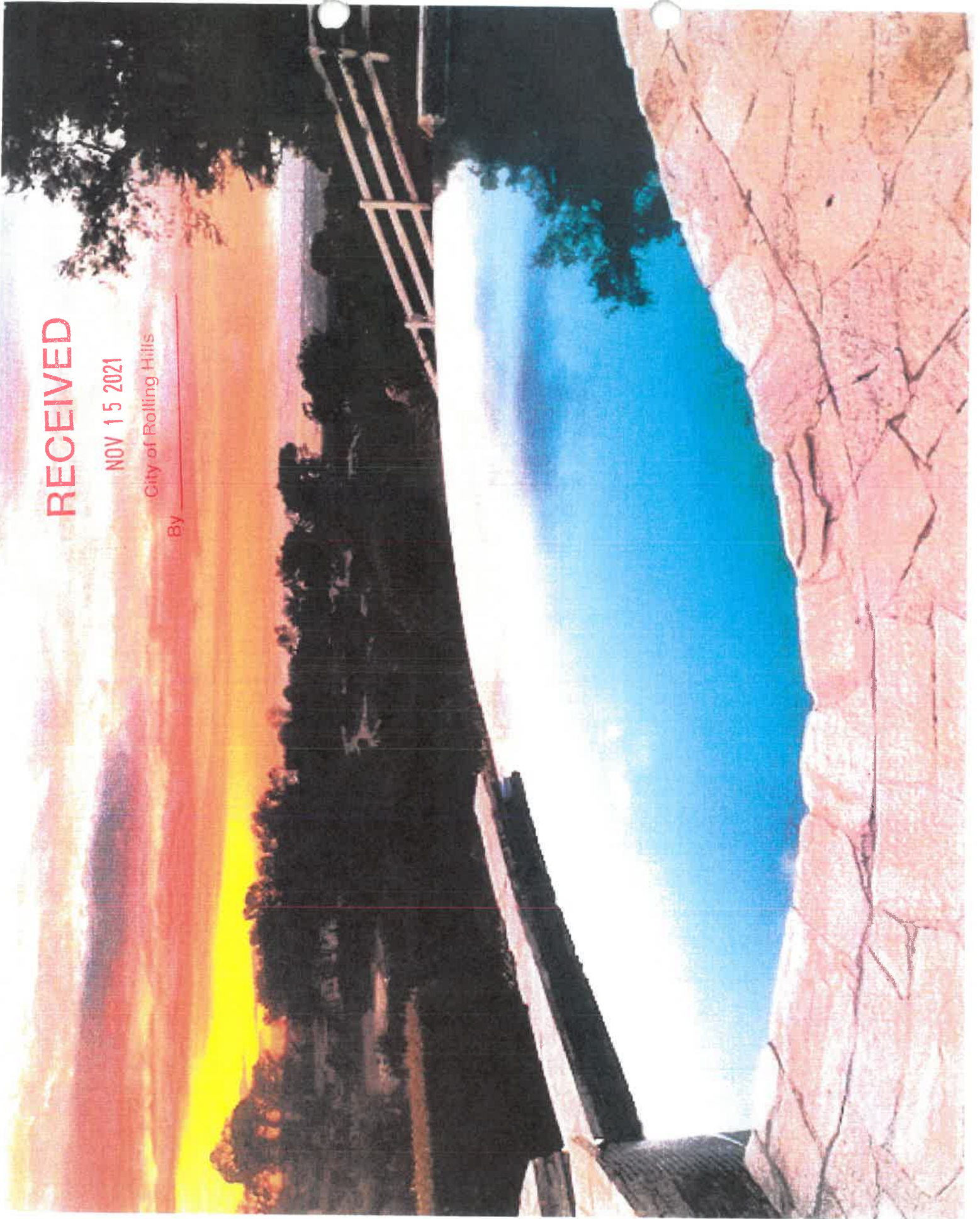


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NOV 15 2021

City of Rolling Hills

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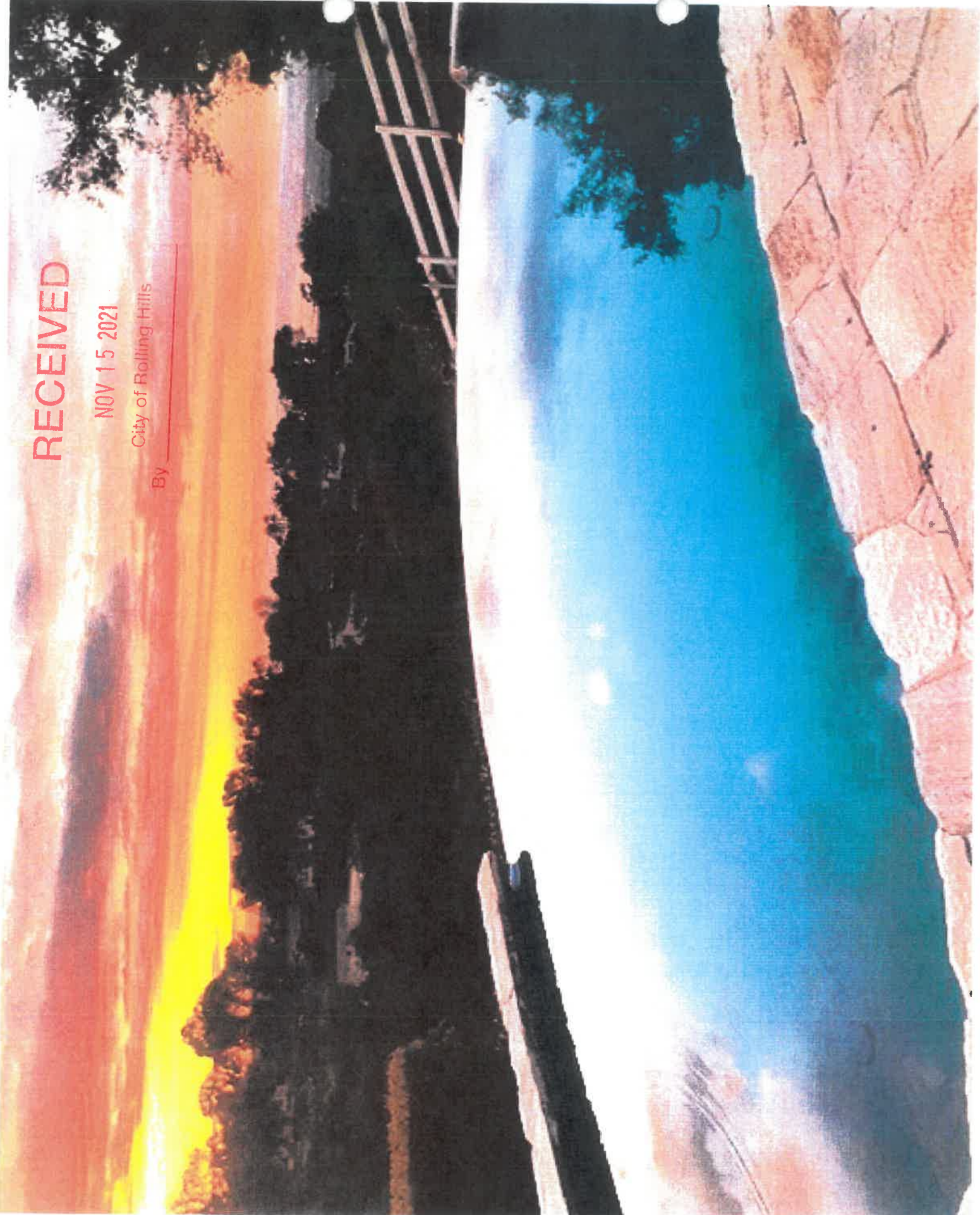


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NOV 15 2021

City of Rolling Hills

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City of Rolling Hills

By _____

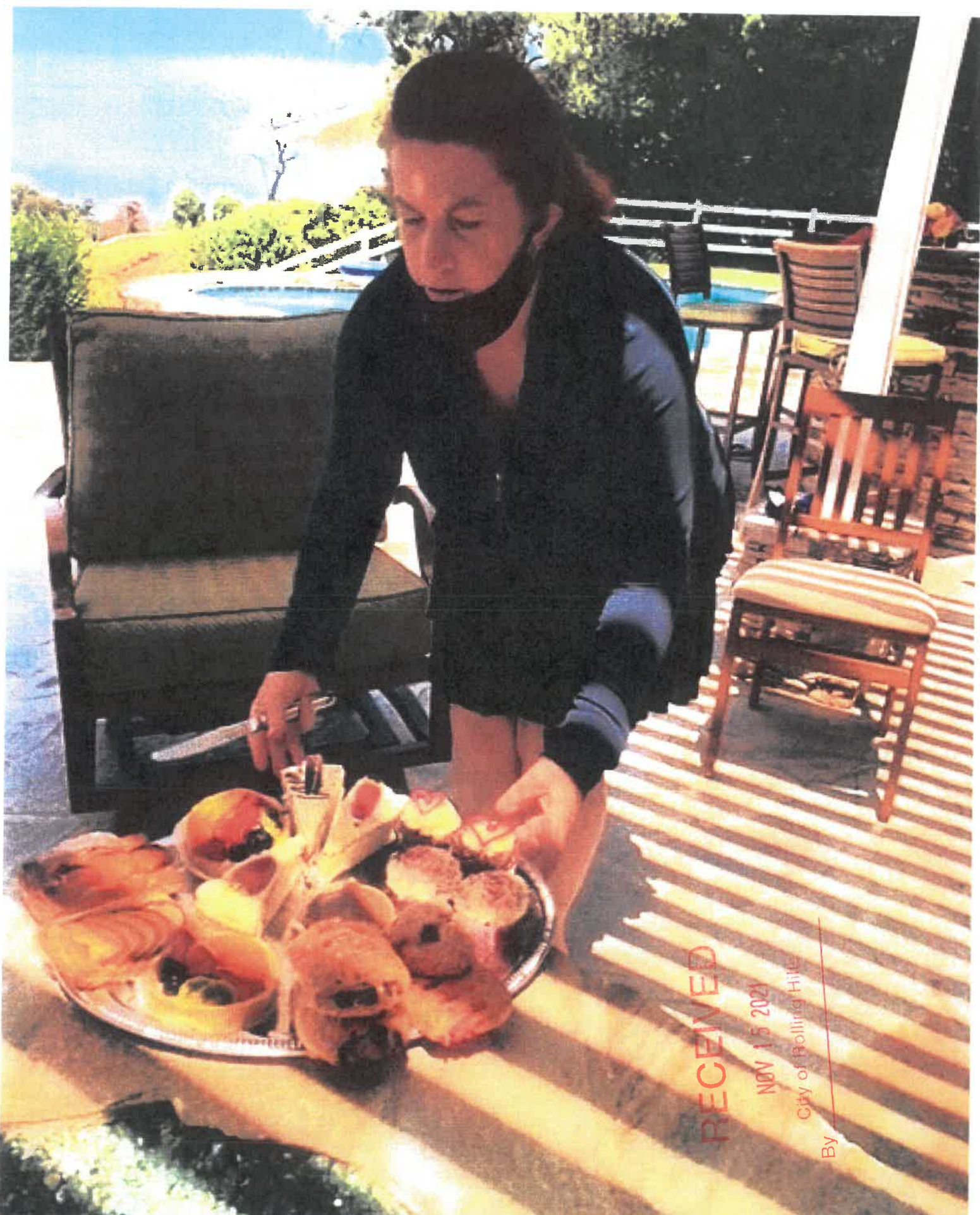


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NOV 15 2021

City of Bismarck Hills





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NOV 15 2021

City of Rolling Hills

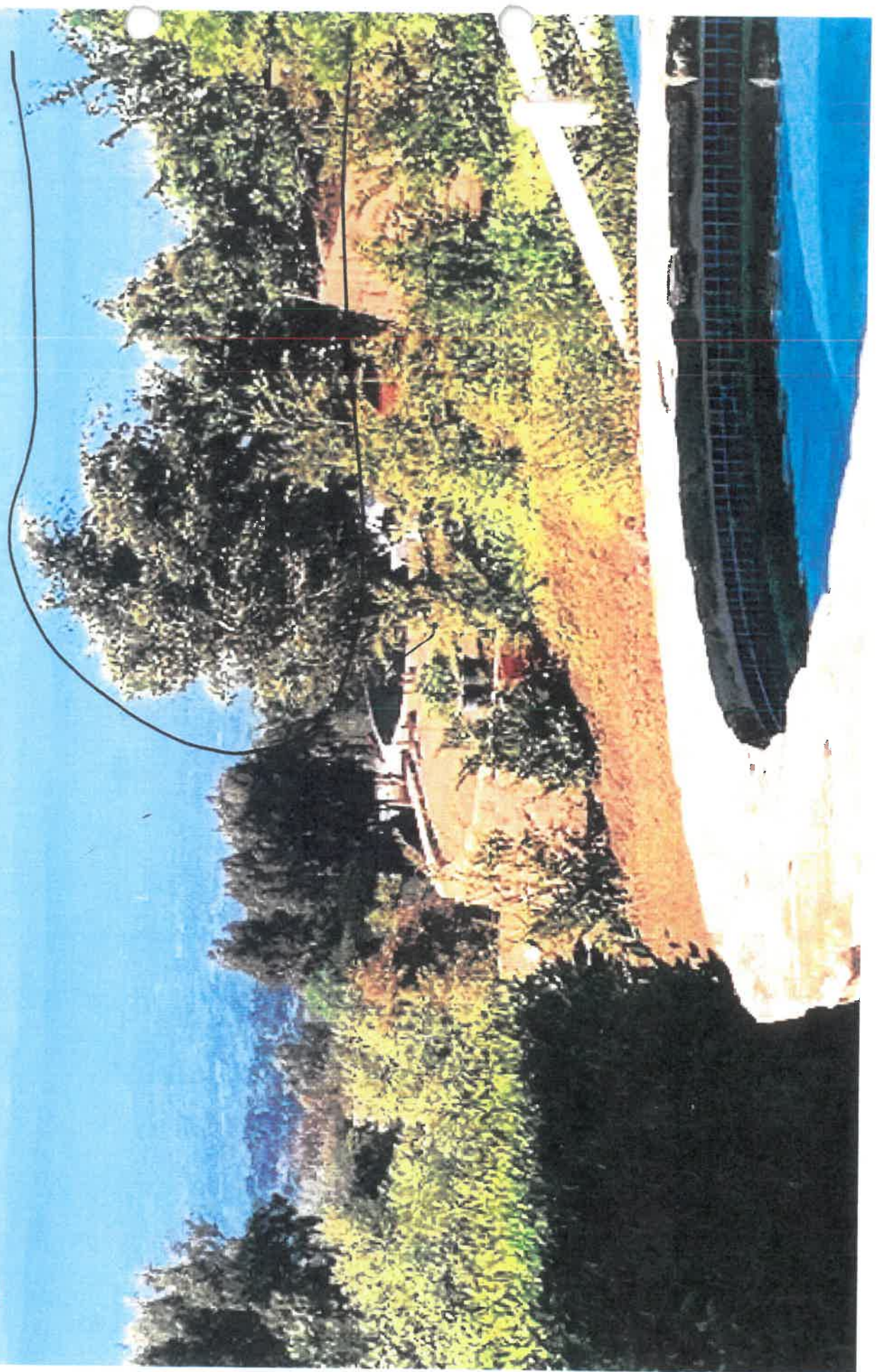
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NOV 15 2021

City of Rolling Hills

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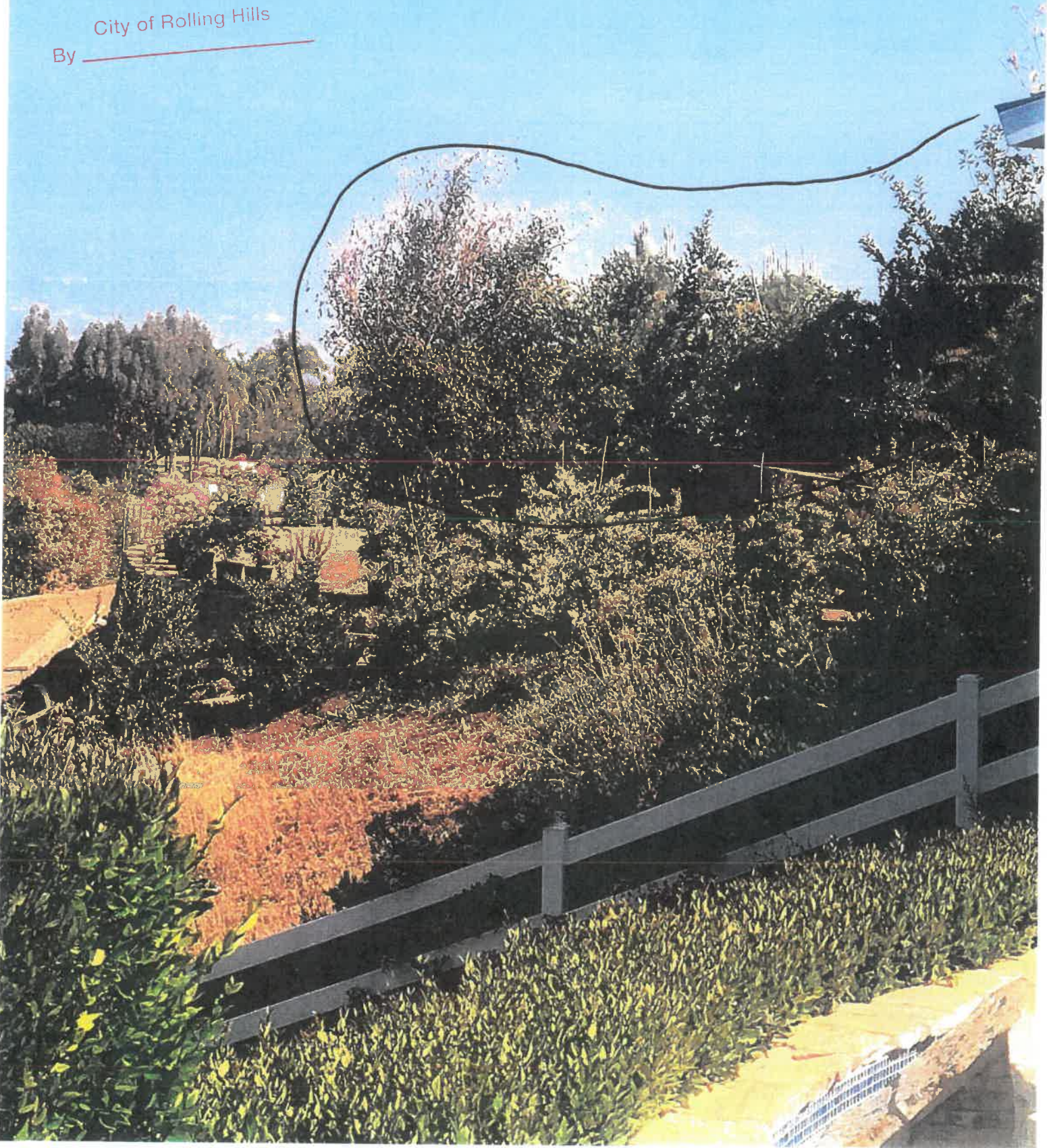


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City of Rolling Hills

By _____



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NOV 15 2021

City of Rolling Hills

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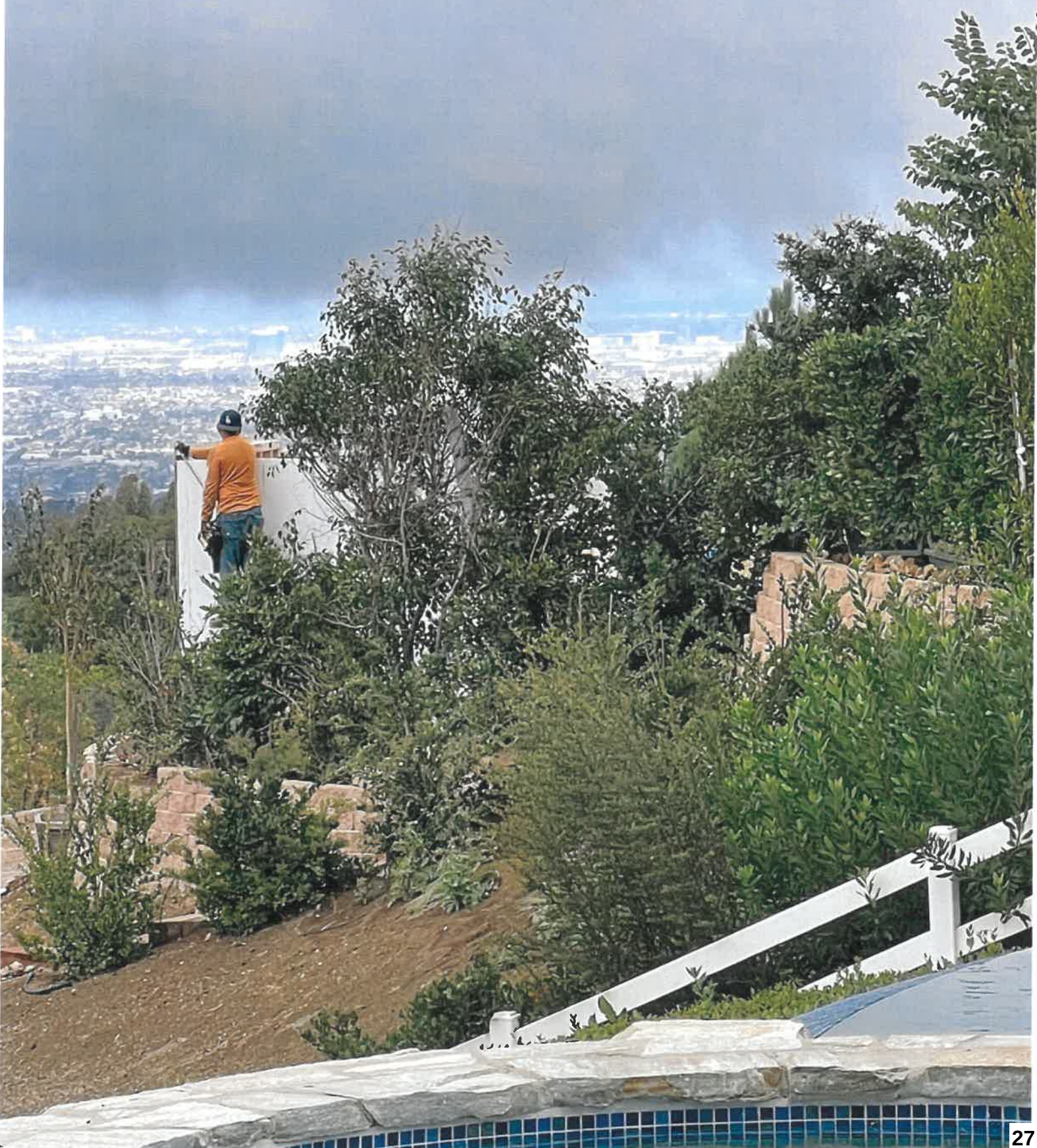


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NOV 15 2021

City of Rolling Hills

By _____



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City of Rolling Hills

By _____

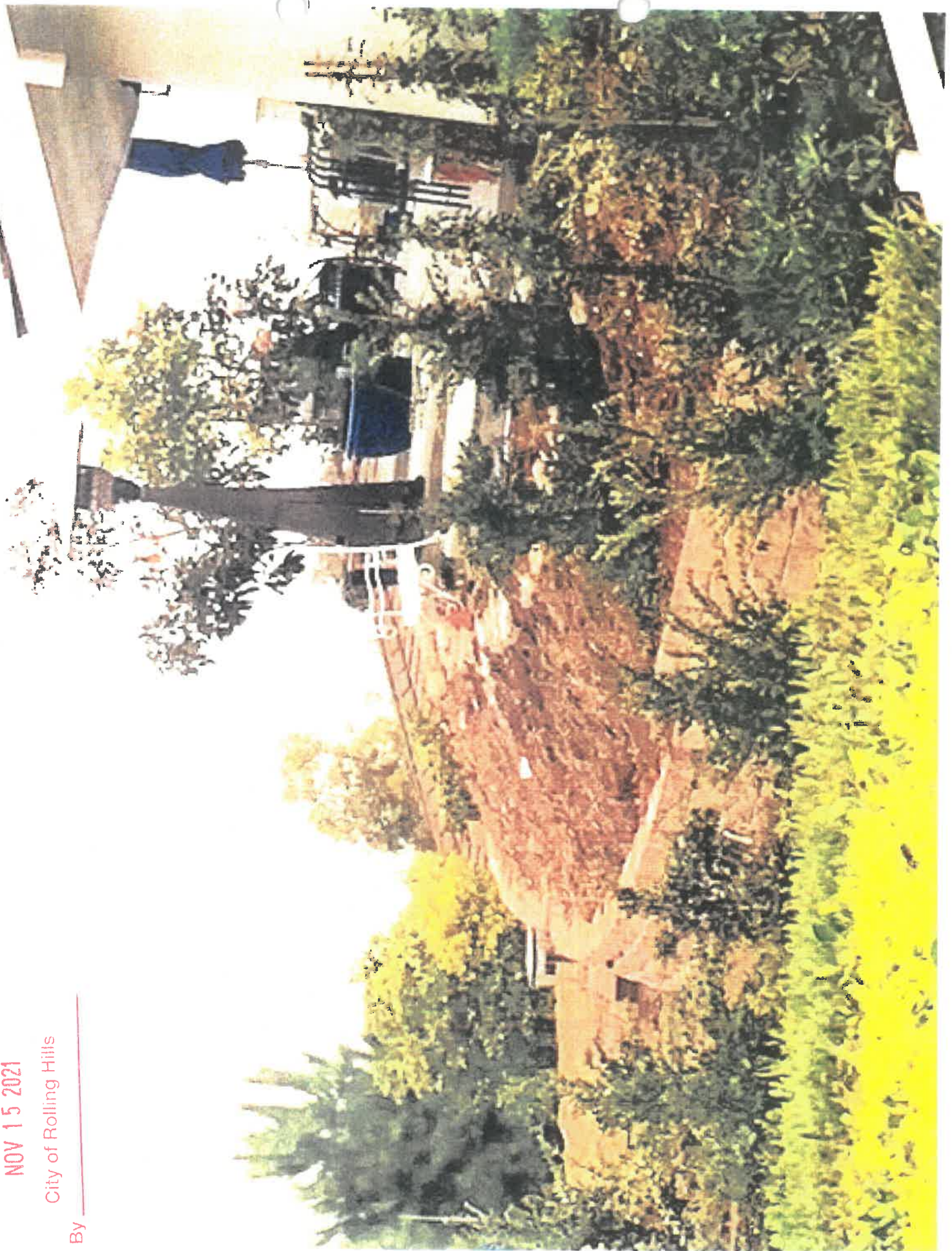


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NOV 15 2021

City of Rolling Hills

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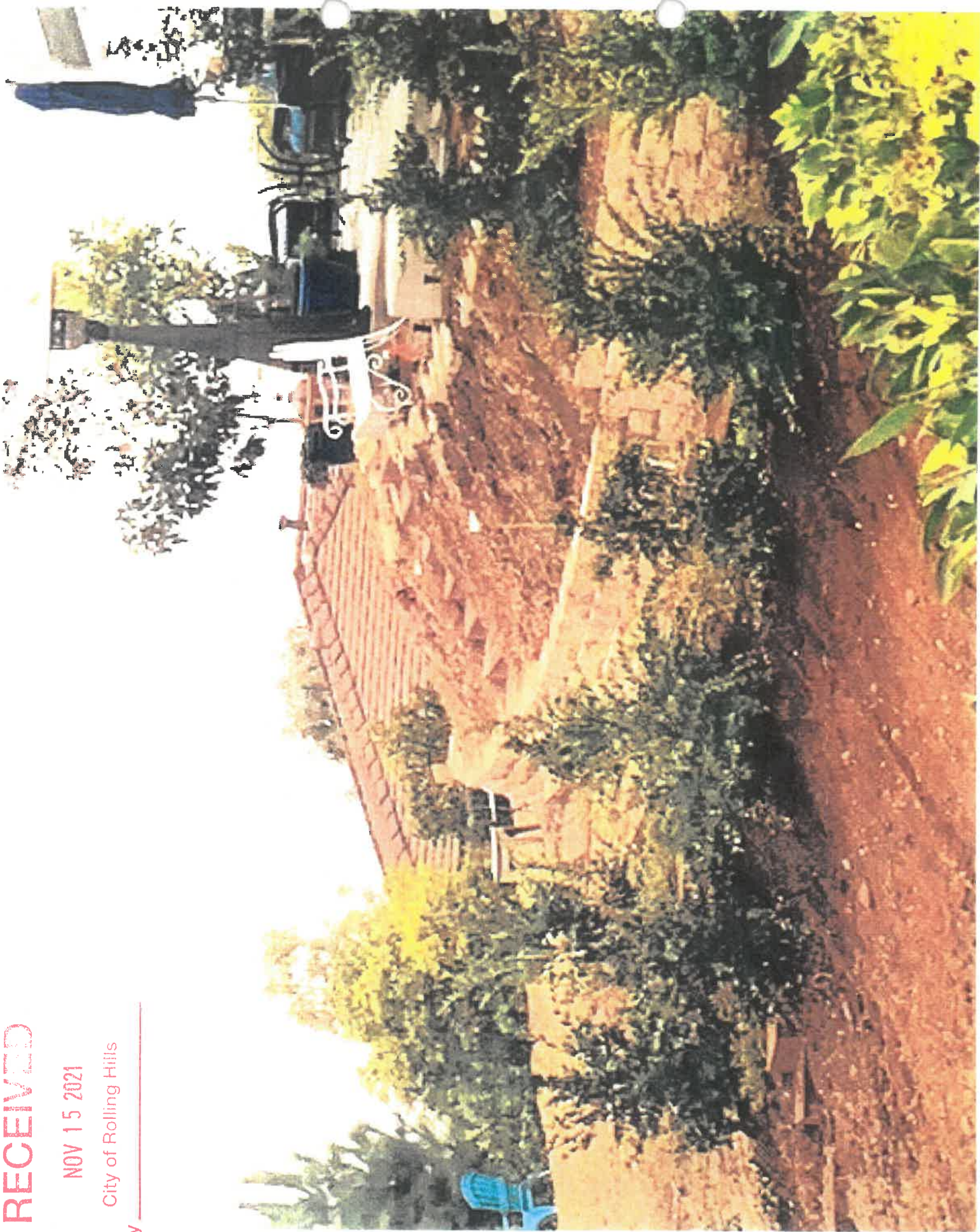


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NOV 15 2021

City of Rolling Hills

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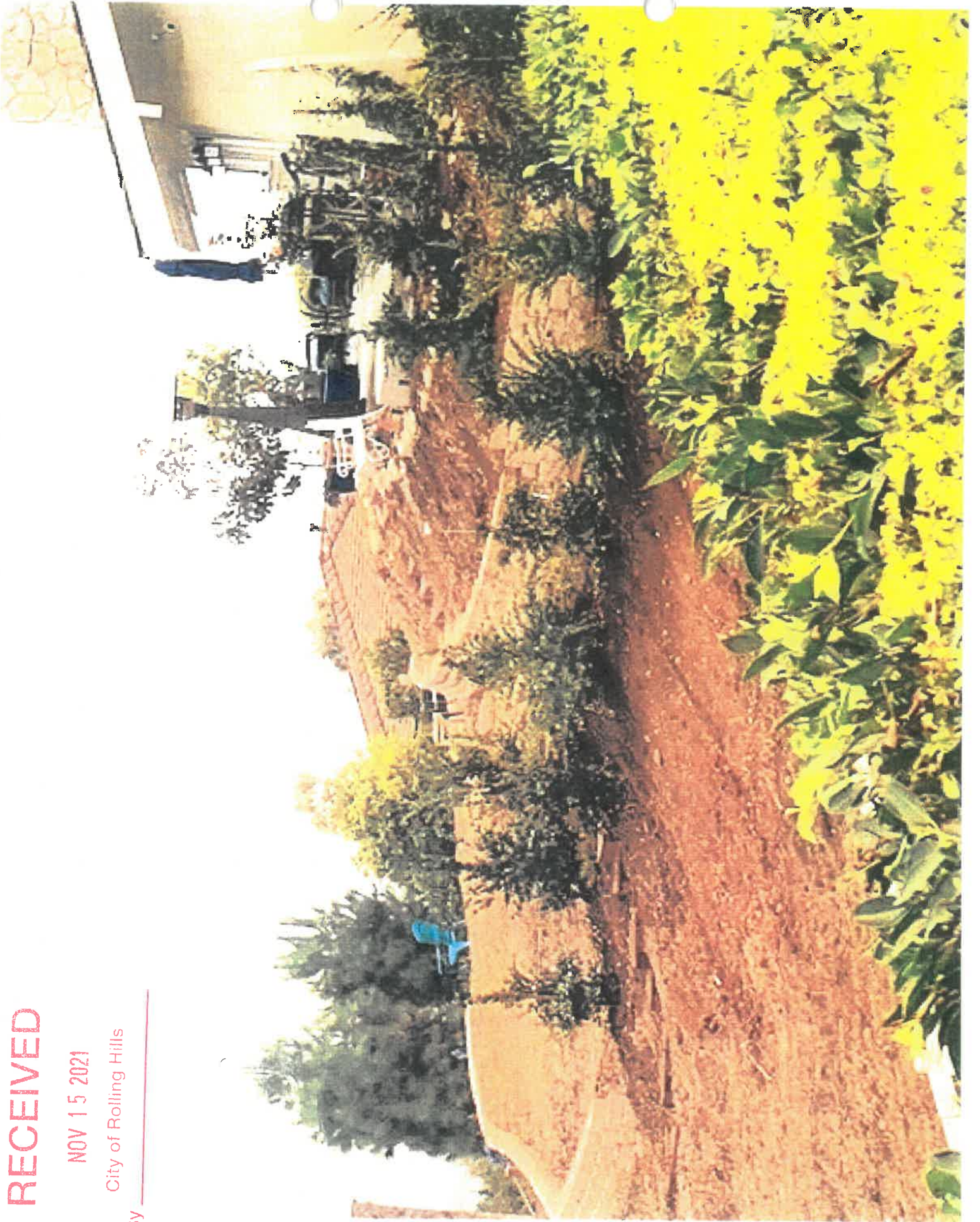


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NOV 15 2021

City of Rolling Hills

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NOV 15 2021

City of Rolling Hills

By _____

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7018 1130 0001 7199 1713



02 1P
000468594 MAY 04 2021
\$ 008.05
MAILED FROM ZIP CODE 92868

City of Rolling Hills
City of Rolling Hills
City of Rolling Hills

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City of Rolling Hills

By

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1. Article Addressed to:

Mr & Mrs. Bruce & Linda Gray
2 El Conchito
Rolling Hills CA 90274



9590 9402 4126 8092 6724 05

2. Article Number (Transfer from service label)

7018 1130 0001 7199 1713

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

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- ☐ Collect on Delivery Restricted Delivery
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Domestic Return Receipt

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City of Rolling Hills

By _____

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For delivery information, visit our website at www.usps.com.

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Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fee if applicable)	
☒ Return Receipt (hardcopy)	\$ 2.85
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.40
Total Postage and Fees	\$ 8.05
Sent to Mr. & Mrs. Bruce and Linda Greenberg	
2 El Comino	
Rolling Hills CA 90274	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7101 8171 0000 1266 7127

Mr. and Mrs. Jared and Michele Beilke
16 Georgett Road
Rolling Hills, CA 90274

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NOV 15 2021

City of Rolling Hills
By _____

July 14, 2021

VIA CERTIFIED MAIL

Mr. and Mrs. Bruce and Linda Greenberg
2 El Concho
Rolling Hills, CA 90274

RE: Beilke v Greenberg
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)
Step Two – Mediation (Step three - Hearing Before Committee on Trees and Views; Step Four
- litigation)

Dear Mr. and Mrs. Greenberg:

We did not receive a response from you with respect to our May 4, 2021 letter sent and received by you via certified mail. Accordingly, it is our understanding that you have refused the initial reconciliation process. If this is inaccurate please contact us immediately to let us know. Although, due to the fact that Mrs. Greenberg called the police for a second time on our family regarding some misinformed nonsensical allegations of trespassing, I'm pretty confident she does not want to attempt to resolve this issue like neighbors. By the way, both my family and our neighbors are allowed to walk on the easement between your house and ours – it appears you are not aware of that. Also, in the future if you have some issue where Mrs. Greenberg's first inclination is to call the police on us, in an effort to not waste law enforcement resources, feel free to contact us to see if we can have a civil conversation first. So on to step two:

After complying with View Preservation Ordinance, Chapter 17.26.040, A. 1., we are moving to step two, View Preservation Ordinance, Chapter 17.26.040, B. in an effort to preserve our view. This letter is written to comply with 17.26.040, B. of the View Preservation Ordinance, Chapter 17.26, which states:

“View impairment dispute resolution process.

B. Mediation.

1. If the initial reconciliation does not yield a resolution of the complaint, and the complainant wishes to further utilize the procedures under this chapter, then the complainant must request, in writing, that the vegetation owner enter into mediation. The vegetation owner shall have sixty days from the

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City of Rolling Hills

By _____

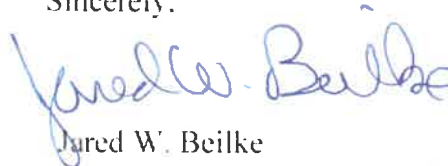
date of the request for mediation to accept or reject the request in writing. The vegetation owner's failure to respond within sixty days will be deemed a formal refusal of mediation and the complainant may proceed to an advisory hearing before the Committee on Trees and Views.

2. The participants will have sixty days from the date of the filling of acceptance of mediation to select a mediator. If they cannot agree on a mediator within sixty days, they may jointly request that the City select a mediator. Any mediator which is selected pursuant to this subsection shall be provided with a link to a copy of this chapter.
3. The mediator shall be guided by the provisions of this chapter, including the evaluation criteria set forth in Section 17.26.050, and the hierarchy of restorative actions set forth in Section 17.26.060, respectively, in attempting to resolve the view impairment complaint. The mediator shall also consider the recommendations of any arborists or experts regarding landscape techniques and/or maintenance procedures.
4. The mediator's recommendation shall be advisory. Any agreement reached by the parties as a result of the mediation process described herein shall be reduced to writing and shall include steps for maintenance measures and any associated costs. The agreement shall be signed by all of the parties and may be submitted to the City."

If we do not receive a response from you by September 13, 2021, we will assume that you have refused the mediation process and will move forward with the next step.

Thank you for your attention to this matter and we look forward to hearing from you. We can be reached at 562.243.0748.

Sincerely,



Jared W. Beilke

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City of Rolling Hills

By _____

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USPS
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United States
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Mr & Mrs. Jared and Michele Balke
16 Georgetown Road
Rolling Hills CA 90274



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1. Article Addressed to:

Mr & Mrs. Bruce and Linda Greenberg
2 El Concho
Rolling Hills CA 90274



9590 9402 3631 7305 6709 48

2. Article Number (Transfer from service label)

7018 1180 0001 7199 1737

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. L. Greenberg

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/17/21

D. Is delivery address different from item 1? ☐ Yes
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3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
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| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☒ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
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PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Mr. and Mrs. Jared and Michele Beilke
16 Georgeff Road
Rolling Hills, CA 90274

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NOV 15 2021

City of Rolling Hills

By _____

October 26, 2021

VIA CERTIFIED MAIL

Mr. and Mrs. Bruce and Linda Greenberg
2 El Concho
Rolling Hills, CA 90274

RE: Beilke v Greenberg
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)
Follow-up to Step Two – Mediation (Step three - Hearing Before Committee on Trees and Views: Step Four - litigation)

Dear Mr. and Mrs. Greenberg:

This letter will confirm that we sent you a letter via certified mail on May 4, 2021, to initiate the reconciliation process provided by the City of Rolling Hills View Preservation Ordinance (Chapter 17.26). We received no response to said letter. This will further confirm that we sent you a second letter via certified mail on July 14, 2021, in an effort to move to Step Two in the City of Rolling Hills View Preservation Ordinance (Chapter 17.26) – Mediation. This will further confirm that on September 10, 2021, a letter was placed by our front door from an attorney named Jennifer Duffy (Law Offices of Jennifer Duffy), claiming that she represents you and that you would agree to and hereby request a mediation. This will further confirm that I have reached out to your attorney, Ms. Duffy, both via email and voicemail messages on September 14, 2021, September 20, 2021, September 29, 2021 and October 25, 2021, in an effort to select a mediator and mediation date. This will further confirm that I have received no response from Ms. Duffy to any of my communications.

We can be reached at 562.243.0748 if you have any questions or concerns.

Sincerely,

Jared W. Beilke

U.S. Postal Service™
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Required	\$
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\$ 7.33

Total Postage and Fees
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Send to
Mr & Mrs. Bruce & Linda Greenberg
2 EL CONCHO
Rolling Hills CA 90274

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Mr. & Mrs. Jared and Michele Beilke
16 Georgeff Rd.
Rolling Hills, CA 90274

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Mr. and Mrs. Bruce and Linda Greenberg
2 EL CONCHO
Rolling Hills, CA 90274

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City of Rolling Hills

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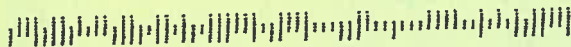
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Mr. and Mrs. Jared and Michele Belke
16 Georgeff Rd.
Rolling Hills CA 90274



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1. Article Addressed to:

MR & MRS. Bruce and Linda Greenberg
2 EL CONCHO
ROLLING HILLS, CA 90274



9590 9402 3631 7305 6708 94

2. Article Number (Transfer from service label)

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PS Form 3811, July 2015 PSN 7530-02-000-9053

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- ☐ Agent
☐ Addressee

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☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
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☐ Signature Confirmation Restricted Delivery

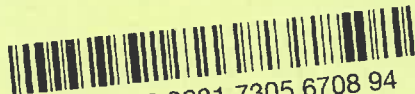
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR & MRS. Bruce and Linda Greenberg
2 EL CONCHO
ROLLING HILLS, CA 90274



9590 9402 3631 7305 6708 94

2. Article Number (Transfer from service label)

7018 1130 0001 7199 1805

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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- ☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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City of Rolling Hills

By

LAW OFFICES OF JENNIFER DUFFY
A LAW CORPORATION
ATTORNEY & COUNSELOR AT LAW

WWW.USCLASSACTIONS.COM

JENNIFER DUFFY ♦

♦ MEMBER CA BAR

SENDER'S E-MAIL:
jennifer@usclassactions.com

28649 S. WESTERN AVE.
SUITE 6571
LOS ANGELES, CA 90734

TELEPHONE (310) 714-9779
E-MAIL JENNIFER@USCLASSACTIONS.COM

WWW.USCLASSACTIONS.COM

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MASS TORTS
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EMPLOYMENT

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City of Rolling Hills

By _____

September 10, 2021

Michele Beilke
Jared Beilke
16 Georgeff Rd
Rolling Hills, CA 90274

Re: View Complaint

Dear Beilkes,

Please be advised my clients, Linda and Bruce Greenberg, will agree to and hereby request mediation.
A neutral should be chosen in the appropriate time period.

Sincerely,



Jennifer Duffy

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City of Rolling Hills

By _____



MATERIALS TO SUBMIT TO THE CITY

2 El Concho Ln, Rolling Hills

APN 7567-014-022

1000' NUMBERED BREED OWNER LIST

1000' NUMBERED RADIUS MAP

(3) SETS OF GUMMED LABELS

CERTIFIED PROPERTY OWNERS LIST AFFIDAVIT

PREPARED 11/12/2021

FILE #1970

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City of Rolling Hills

By

7567-007-020 (1)

Renato & Carole J Curto
10500 Ne 8th St #1888
Bellevue WA 98004

7567-014-002 (2)

Lawrence B & Linda D Greenberg
2 El Concho Ln
Rolling Hills CA 90274

7567-014-003 (3)

Jinly Zee
4 El Concho Ln
Rolling Hills CA 90274

7567-014-004 (4)

Timothy F Lekavich
6 El Concho Ln
Rolling Hills CA 90274

7567-014-005 (5)

Shawn & Carol De Miranda
5 El Concho Ln
Rolling Hills CA 90274

7567-014-006 (6)

Shawn & Carol De Miranda
5 El Concho Ln
Rolling Hills CA 90274

7567-014-007 (7)

David Mckinnie
3 El Concho Ln
Rolling Hills CA 90274

7567-014-008 (8)

Thomas & Kathleen Roberts
1 El Concho Ln
Rolling Hills CA 90274

7567-014-009 (9)

Jack A Allocco
Po Box 881
Palos Verdes Esta CA 90274

7567-014-010 (10)

Richard J Boos
22 Georgeff Rd
Rolling Hills CA 90274

7567-014-011 (11)

Maccabe Partners Lp
882 Cordova St
San Diego CA 92107

7567-014-012 (12)

Constantin D & Florentina Marcu
26 Georgeff Rd
Rolling Hills CA 90274

7567-014-018 (13)

Maccabe Partners
882 Cordova St
San Diego CA 92107

7567-014-019 (14)

Benny C & Vicky M Hsu
2100 Paseo Del Mar
Palos Verdes Esta CA 90274

7567-014-021 (15)

Robert N Constant
28871 Blythewood Dr
Rancho Palos Verd CA 90275

7567-014-022 (16)

Nasser Savar
Po Box 2504
Palos Verdes Pnsl CA 90274

7567-014-023 (17)

Edward G & Patricia Goren
2 Reata Ln
Rolling Hills CA 90274

7567-014-024 (18)

Blair C Filler
6 Reata Ln
Rolling Hills CA 90274

7567-014-025 (19)

Dan K & Pauline S Sakamoto
Po Box 4688
Palos Verdes Pnsl CA 90274

7567-014-027 (20)

Stephen L & Lisa Greiner
7 Reata Ln
Rolling Hills CA 90274

7567-014-028 (21)

Derek E Schofield
5 Reata Ln
Rolling Hills CA 90274

7567-014-031 (22)

Donald H Mosebar
1713 Walnut Ave
Manhattan Beach CA 90266

7567-015-001 (23)

Gloria M Fuld
6 Georgeff Rd
Rolling Hills CA 90274

7567-015-002 (24)

John J & Stacy Markulis
8 Georgeff Rd
Rolling Hills CA 90274

7567-015-003 (25)

Amir & Dharina Desai
10 Georgeff Rd
Rolling Hills CA 90274

7567-015-004 (26)

Naval & Aarti Bansal
12 Georgeff Rd
Rolling Hills CA 90274

7567-015-005 (27)

David R Lillington
14 Georgeff Rd
Rolling Hills CA 90274

7567-015-006 (28)

Jared & Michele Beilke
16 Georgeff Rd
Rolling Hills CA 90274

7567-015-007 (29)

David J Munio
3 Reata Ln
Rolling Hills CA 90274

7567-015-008 (30)

Raghuveer K & Rashida C Mendu
1 Reata Ln
Rolling Hills CA 90274

NOV 15 2021

City of Rolling Hills

7567-015-011 (31)
George F Hatch
15 Georgeff Rd
Rolling Hills CA 90274

7567-015-012 (32)
Leonard J & Claudia S Feld
13 Georgeff Rd
Rolling Hills CA 90274

7567-015-013 (33)
Gretchen W Sherwood
11 Georgeff Rd
Rolling Hills CA 90274

7567-015-014 (34)
Scott J & Elizabeth J Calfas
9 Georgeff Rd
Rolling Hills CA 90274

7567-015-015 (35)
Mark T & Brenda K Okuma
2 Buckboard Ln
Rolling Hills CA 90274

7567-015-016 (36)
Nader Pazirandeh
4 Buckboard Ln
Rolling Hills CA 90274

7567-015-017 (37)
Mark Jasper
1100 Camino Del Oeste
Bakersfield CA 93309

7567-015-018 (38)
Karen R Louder
1 Buckboard Trl
Rolling Hills CA 90274

7567-015-019 (39)
Anita L Chau
7 Buckboard Ln
Rolling Hills CA 90274

7567-015-020 (40)
Valerie Kats
14 Upper Blackwater Canyon Rd
Palos Verdes Pnsl CA 90274

7567-015-026 (41)
Laurence & Patricia Brody
2 Georgeff Rd
Rolling Hills CA 90274

7567-015-027 (42)
Paul J & Kay B Lupo
700 Torrance Blvd
Redondo Beach CA 90277

7567-015-035 (43)
Elaine P Lee
1 Buckboard Ln
Rolling Hills CA 90274

7567-015-039 (44)
W W & Donna S Castor
19 Georgeff Rd
Rolling Hills CA 90274

7567-015-040 (45)
W W & Donna S Castor
19 Georgeff Rd
Rolling Hills CA 90274

7567-018-001 (46)
Michael & Natalie Ziegler
26 Caballeros Rd
Rolling Hills CA 90274

7567-018-002 (47)
Kenneth E Johnson
28 Caballeros Rd
Rolling Hills CA 90274

7567-018-003 (48)
John & Deborah Mcdonald
30 Caballeros Rd
Rolling Hills CA 90274

7567-018-004 (49)
Inez L Foye
32 Caballeros Rd
Rolling Hills CA 90274

7569-007-008 (50)
Far West Strongholdings Llc
46 Peninsula Center Ste E #PMB345
Rolling Hills Est CA 90274

7569-007-009 (51)
Judith R Walker
8 Wagon Ln
Rolling Hills CA 90274

7569-007-013 (52)
John Tu
Po Box 8505
Fountain Valley CA 92728

7569-007-014 (53)
Robert L Trujillo
7 Wagon Ln
Rolling Hills CA 90274

7569-007-015 (54)
Stephen F Milam
9 Wagon Ln
Rolling Hills CA 90274

7569-007-016 (55)
Alida Calvillo
11 Wagon Ln
Rolling Hills CA 90274

7569-008-002 (56)
Steven P & J Lori Wheeler
38 Portuguese Bend Rd
Rolling Hills CA 90274

7569-008-003 (57)
Austin C & Czarina S Su
40 Portuguese Bend Rd
Rolling Hills CA 90274

7569-008-004 (58)
Kevin Hsu
42 Portuguese Bend Rd
Rolling Hills CA 90274

7569-008-005 (59)
Marc C Mills
44 Portuguese Bend Rd
Rolling Hills CA 90274

7569-008-006 (60)
Cynthia C Makin
Po Box 2247
Palos Verdes Pnsl CA 90274

7569-008-008 (61)
John Husnak
34 Portuguese Bend Rd
Rolling Hills CA 90274

7569-008-009 (62)
Rumel M & Lideia N Itchon
36 Portuguese Bend Rd
Rolling Hills CA 90274

7569-009-001 (63)
8 Golden Goose Llc
8 Possum Ridge Rd
Rolling Hills CA 90274

7569-009-005 (64)
Shirley Langer
9200 W Sunset Blvd #600
West Hollywood A 90069

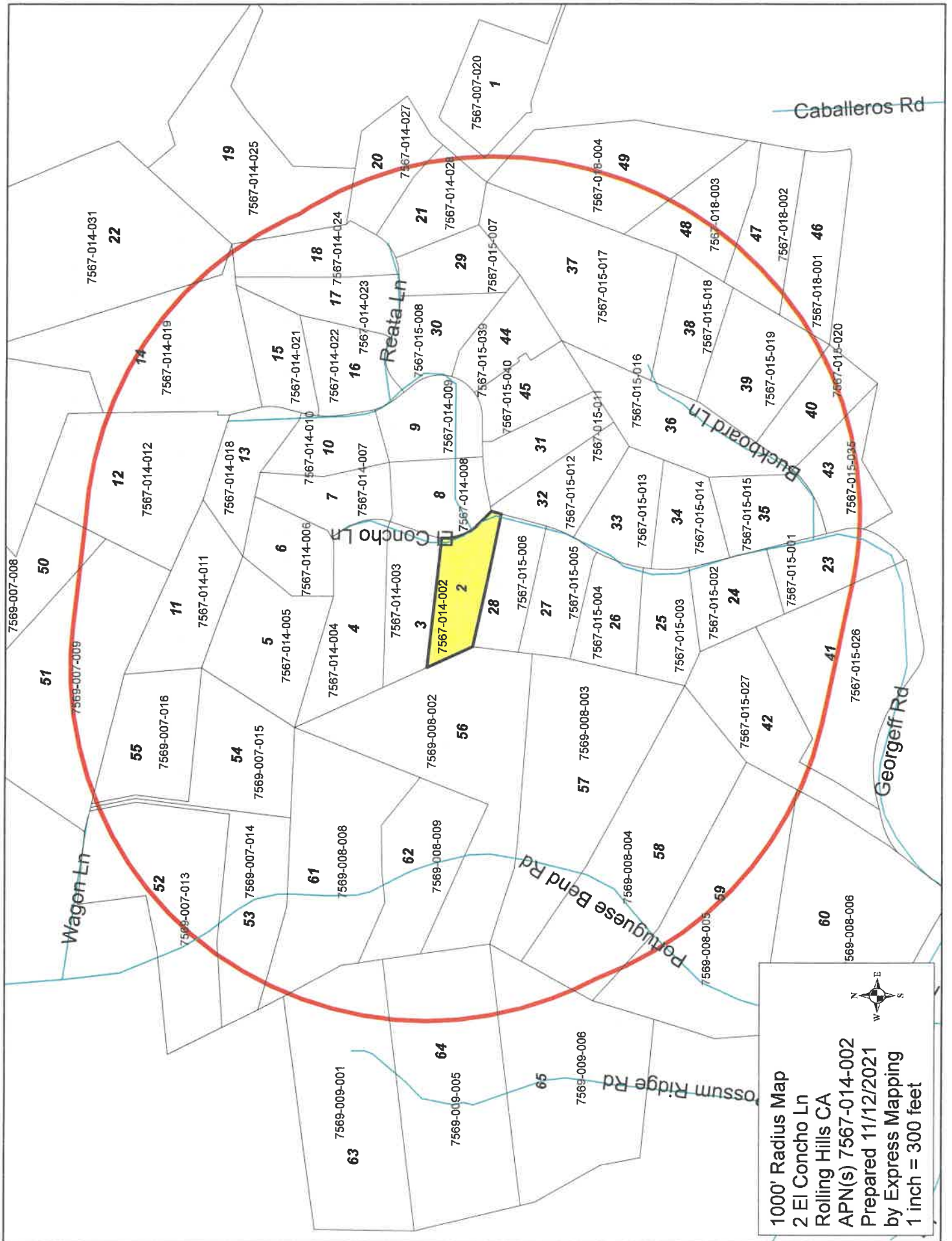
7569-009-006 (65)
Katharyn Howroyd
327 W Broadway
Glendale CA 91204

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City of Rolling Hills

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City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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City of Rolling Hills

By _____

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

CERTIFIED PROPERTY OWNER'S LIST

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

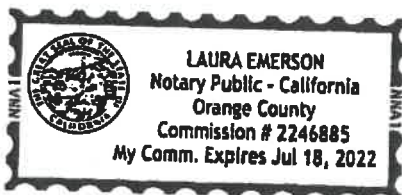
I, Charles Emerson, declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of one thousand (1,000) feet from the exterior boundaries of property legally described as:

Property Address: 2 EL CONCHO LN ROLLING HILLS CA 90274-5236

Parcel # (APN): 7567-014-002

Legal Description: TRACT #19040 LOT 7

Executed at Irvine, California,
this 15th day of November, 20 21.



Laura Emerson
Signature

Public/Planning Masters/Property Owner Certification Rev. 2009



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

CERTIFIED PROPERTY OWNER'S LIST

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I, Laura Emerson, declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of one thousand (1,000) feet from the exterior boundaries of property legally described as:

Property Address: 2 EL CONCHO LN ROLLING HILLS CA 90274-5236

Parcel # (APN): 7567-014-002

Legal Description: TRACT # 19040 LOT 7

Executed at Irvine, California,
this 12th day of November, 20 21.


Signature

Public/Planning Masters/Property Owner Certification Rev. 2009

LAW OFFICES OF JENNIFER DUFFY
A LAW CORPORATION
ATTORNEY & COUNSELOR AT LAW

WWW.USCLASSACTIONS.COM

JENNIFER DUFFY ♦

♦ MEMBER CA BAR

SENDER'S E-MAIL:
jennifer@usclassactions.com

28649 S. WESTERN AVE.
SUITE 6571
LOS ANGELES, CA 90734

TELEPHONE (310) 714-9779
E-MAIL JENNIFER@USCLASSACTIONS.COM

WWW.USCLASSACTIONS.COM

CONSUMER LITIGATION
CLASS ACTION LITIGATION
MASS TORTS
COMPLEX LITIGATION
EMPLOYMENT

March 8, 2022

Via email Brian.Byun@bbklaw.com

Brian Byun
Attorney at Law
Best Best & Krieger

Dear Brian,

As you requested, I spoke to my clients about whether they received the notice of the hearing in the mail. They have not. If you can please provide the certificate of service that would be helpful. We are now in the position that 1.) Greenbergs have no notice of the hearing for a view complaint that was filed four months ago and it was also not noticed to me; and 2.) the mediation must be held prior to the hearing pursuant to the ordinance as the mediation was requested by my clients. I would like to request the City Manager appoint a mediator if the selected mediator from the November 9, 2021 email is not acceptable.

In any event, even if I can attend the hearing which you told me about yesterday, I cannot prepare for a hearing in any meaningful way before that date. On that basis as well, I would ask for suspension of the hearing.

After I notified Mr Bielke of my clients' desire for mediation on September 10, 2021 (Attached as Exhibit A), I also sent him my request for mediation including the name of a chosen mediator, on November 9, 2021 (Attached as Exhibit B). Mr. Bielke replied to the November 9, 2021 request on December 3, 2021 (Attached as Exhibit C) and refused mediation. He did not notify the City, although he had an obligation to, that the Greenbergs requested mediation. Further, he has committed perjury which is tantamount to a Bar complaint and other legal actions.

It is not lawful and therefore would be the subject of an appeal if the hearing goes forward for either the field trip or the hearing on March 15, 2022. My clients object to either event taking place for all of the reasons listed in this letter. If either event takes place, we will request a stay

and seek intervention which will no doubt incur unnecessary legal fees for both sides. All this can be avoided by a concerted effort to schedule a mediation by all parties, as required by the statute. Moreover, it does not make sense to take substantive evidence or go on a site inspection/field visit with the committee if there is going to be a mediation that can hopefully resolve the issue entirely.

The hearing should be suspended until a determination is made in the mediation.

Additionally, both my clients and I saw the view complaint for the very first time on March 7, 2022, when you emailed it to me. It is very distressing that Mr. Bielke filed a false statement on November 15, 2021 under penalty of perjury, stating that the Greenbergs made “no response to our requests.) (sic)”. In fact, I had issued a letter on September 10, 2021 which Mr Bielke acknowledged as well as emailed Mr. Bielke on November 9, 2021. In that communication, I requested mediation on behalf of the Greenbergs and proposed a name, Judge Andler, for the mediation. So let’s address the perjury aspect of the complaint as part of the procedural process that has ended in setting a hearing unlawfully.

A complainant should not be allowed to lie under penalty of perjury to sidestep the statutory procedural process. Even if Bielke claims he didn’t see the email, he should have notified the City on December 3, 2021 when he confirmed to me that he received my email (see Exhibit C) to let the City know the Greenbergs requested mediation November 9, 2021 and the hearing should not go forward. He is an attorney and well aware of the legal requirements to proceed with the hearing. Please do not allow the hearing to move forward which will embolden future complainants to flagrantly disregard the legal process, both from a substantive truth process and a procedural process. Bielke makes a mockery of the City’s process. It has cost the Greenberg’s attorney fees to correct his intentional misrepresentations.

It is unlawful that the required statutory process has not been followed and a full site inspection is scheduled by the View Committee despite our attempts to mediate. No one even confirmed with the Greenbergs if they had refused to mediate as Mr Bielke asserted or whether Bielke’s sworn affidavit was true. Had that been done, this never would have been scheduled for a site inspection since my clients were attempting to have a mediation as requested and required under the statute. Mr. Bielke is the one that changed his mind on mediation and chose to withdraw from the mediation process, not the Greenbergs. However, as you agreed in our call, Mr. Bielke cannot unilaterally override the mandatory mediation requirement and go straight to the View and Tree Committee hearing. The statute states “If the complainant is not satisfied by the recommendation of the mediator, the complainant may request a public hearing before the Committee on Trees and Views.”

What is glaringly excluded from the Bielke’s November 15 View Impairment Complaint application is the November 9 correspondence from me, to Mr. Bielke, which notified Mr. Bielke that my clients had chosen mediation and a mediator, Hon. Gail A. Andler (Ret.), for the view mediation. Additionally, in that writing, I asked Mr. Bielke, "If either you or your wife have had prior business or personal experience with Hon. Andler, please let me know so we can evaluate

any potential conflict.”. My correspondence closed requesting Mr. Bielke “Please let me know if you agree to this mediator.”

As my clients knew nothing of the Bielke’s View Complaint application last November, they assumed the holidays were slowing down the process as we waited for Bielke’s written response to the proposed mediator. When I got no reply after approximately 3 weeks, on December 2, 2021, I sent a follow-up email to Mr. Bielke, asking for a response to the Greenbergs’ choice of mediator. However, Bielke stated that he had filed a View Complaint and the Greenbergs would be hearing from the City shortly. Mr. Bielke never mentioned mediation in his letter (or ever again) and instead stated at the end of his December 3, 2021 email to me, “Due to the past conduct outlined in my original letter to your clients, as well as their continued intentional conduct of not complying with our cities laws, we have moved forward with our he (sic) complaint process.”

Additionally, with relation to the shed, my clients object to any evidence or hearing re: any issues related to the shed as it is not within the jurisdiction of the Committee of Trees and Views and it is an approved permitted accessory structure by both the City Planning Dept. and the Rolling Hills Community Association.

With relation to choosing a mediator, the City of Rolling Hills ordinance section 17.26.040 (B)(2) states, “The participants will have sixty days from the date of the filling of acceptance of mediation to select a mediator. If they cannot agree on a mediator within sixty days, they may jointly request that the City select a mediator.” Pursuant to this section, the Greenbergs request that the City select a mediator and suspend or withdraw as incomplete, the View Impairment Complaint filed erroneously by the Bielkes.

I would request the hearing, including the field trip, be suspended until the mediation is held and the results of the mediation are known.

Sincerely,

/s/ Jennifer Duffy

Jennifer Duffy
Attorney at Law

938409.09822

EXHIBIT A

LAW OFFICES OF JENNIFER DUFFY
A LAW CORPORATION
ATTORNEY & COUNSELOR AT LAW

WWW.USCLASSACTIONS.COM

JENNIFER DUFFY ♦

♦ MEMBER CA BAR

SENDER'S E-MAIL:
jennifer@usclassactions.com

28649 S. WESTERN AVE.
SUITE 6571
LOS ANGELES, CA 90734

TELEPHONE (310) 714-9779
E-MAIL JENNIFER@USCLASSACTIONS.COM

WWW.USCLASSACTIONS.COM

PROPERTY RIGHTS
CONSUMER LITIGATION
CLASS ACTION LITIGATION
MASS TORTS
COMPLEX LITIGATION
EMPLOYMENT

RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

September 10, 2021

Michele Beilke
Jared Beilke
16 Georgeff Rd
Rolling Hills, CA 90274

Re: View Complaint

Dear Beilkes,

Please be advised my clients, Linda and Bruce Greenberg, will agree to and hereby request mediation.
A neutral should be chosen in the appropriate time period.

Sincerely,



Jennifer Duffy

EXHIBIT B

From: [Attorney Jennifer Duffy](#)
To: [Jared Beilke](#)
Bcc: lindapv@cox.net
Subject: RE: Beilke v Greenberg
Date: Tuesday, November 9, 2021 10:18:40 PM

Mr Beilke,

My clients have indicated that Hon. Gail A. Andler (Ret.) is their mediator choice. If either you or your wife have had prior business or personal experience with Hon. Andler, please let me know so we can evaluate any potential conflict.

Please let me know if you agree to this mediator.

Best Regards,

Jennifer Duffy

[Jennifer Duffy](#)

[Attorney at Law](#)

LAW OFFICES OF JENNIFER DUFFY
28649 S. Western Avenue
Suite 6571
Los Angeles, CA 90734

310-714-9779

jennifer@usclassactions.com

From: Jared Beilke <Jared@JMLLAW.com>
Sent: Monday, October 25, 2021 3:27 PM
To: Attorney Jennifer Duffy <jennifer@usclassactions.com>
Subject: RE: Beilke v Greenberg

Dear Mr. Duffy,

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Jared W. Beilke

Partner | Personal Injury & Employment Law

JML Law, APLC

Los Angeles | Orange County | San Francisco

2400 E. Katella Avenue, Anaheim, CA 92806

Main: 714-456-9176 | Fax: 714-456-9179

From: Jared Beilke
Sent: Wednesday, September 29, 2021 2:36 PM
To: jennifer@usclassactions.com
Subject: RE: Beilke v Greenberg

Dar Ms. Duffy,

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Thanks.

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jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke
Sent: Monday, September 20, 2021 11:09 AM
To: 'jennifer@usclassactions.com' <jennifer@usclassactions.com>
Subject: RE: Beilke v Greenberg

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jared@jmlaw.com | www.jmlaw.com

EXHIBIT C

From: [Jared Beilke](#)
To: [Attorney Jennifer Duffy](#)
Subject: Re: Beilke v Greenberg
Date: Friday, December 3, 2021 11:38:56 AM

Dear Ms. Duffy,

I never received the email you forwarded below from three weeks ago. I have also never received a response to any of the prior emails I sent you, as well as voicemails. Being that I did not get any responses from you and have continued to witness your clients violate the view ordinance as well as move dirt, build retaining walls, BUILD A SHED (directly blocking our view) and continuing to work in general in direct violation of both what has been approved by the city and the community association - we have filed a view complaint with the city of Rolling Hills. Your clients should be hearing from the city shortly if they haven't already about our complaint. Your clients continue to do whatever they want on their property without seeking the required approval. For example, the association has told your clients they could not build a shed where it currently is. They did so anyway and have since been told that it needs to come down and they have not taken it down. Due to the past conduct outlined in my original letter to your clients, as well as their continued intentional conduct of not complying with our cities laws, we have moved forward with our he complaint process.

Sincerely,

Jared W. Beilke

Sent from my iPhone

On Dec 2, 2021, at 4:18 PM, Attorney Jennifer Duffy
<jennifer@usclassactions.com> wrote:

Mr Beilke

Following up on my email sent 3 weeks ago. Do you have a response?

From: Attorney Jennifer Duffy
Sent: Tuesday, November 9, 2021 10:19 PM
To: Jared Beilke <Jared@JMLLAW.com>
Subject: RE: Beilke v Greenberg

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Andler, please let me know so we can evaluate any potential conflict.

Please let me know if you agree to this mediator.

Best Regards,

Jennifer Duffy

Jennifer Duffy

Attorney at Law

LAW OFFICES OF JENNIFER DUFFY

28649 S. Western Avenue

Suite 6571

Los Angeles, CA 90734

310-714-9779

jennifer@usclassactions.com

From: Jared Beilke <jared@JMLLAW.com>

Sent: Monday, October 25, 2021 3:27 PM

To: Attorney Jennifer Duffy <jennifer@usclassactions.com>

Subject: RE: Beilke v Greenberg

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jared@jmllaw.com | www.jmllaw.com

From: Jared Beilke

Sent: Wednesday, September 29, 2021 2:36 PM

To: jennifer@usclassactions.com

Subject: RE: Beilke v Greenberg

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From: Jared Beilke
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jared@jmlaw.com | www.jmlaw.com

John Signo

From: Jared Beilke <Jared@JMLLAW.com>
Sent: Tuesday, March 8, 2022 5:50 PM
To: John Signo
Subject: FW: Beilke v Greenberg

From: Jared Beilke
Sent: Friday, December 3, 2021 11:39 AM
To: Attorney Jennifer Duffy <jennifer@usclassactions.com>
Subject: Re: Beilke v Greenberg

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Please let me know if you agree to this mediator.

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Attorney at Law
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Suite 6571
Los Angeles, CA 90734
310-714-9779
jennifer@usclassactions.com

From: Jared Beilke <Jared@JMLLAW.com>
Sent: Monday, October 25, 2021 3:27 PM
To: Attorney Jennifer Duffy <jennifer@usclassactions.com>
Subject: RE: Beilke v Greenberg

Dear Mr. Duffy,

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jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke
Sent: Wednesday, September 29, 2021 2:36 PM
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Subject: RE: Beilke v Greenberg

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John Signo

From: Jared Beilke <Jared@JMLLAW.com>
Sent: Tuesday, March 8, 2022 5:48 PM
To: John Signo
Subject: FW: Beilke v Greenberg

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Subject: FW: Beilke v Greenberg

From: Jared Beilke
Sent: Tuesday, September 14, 2021 3:36 PM
To: jennifer@usclassactions.com
Subject: Beilke v Greenberg

Dear Ms. Duffy,

I am in receipt of your September 10, 2021, letter whereby your clients (Greenberg's) have agreed to the mediation process via the Rolling Hills, CA View Preservation Ordinance, Chapter 17.26.040. Pursuant to the Ordinance we have 60 days to select a mediator. Do you have any recommendations?

Sincerely,

Jared W. Beilke
Partner | Personal Injury & Employment Law

JML Law, APLC
Los Angeles | Orange County | San Francisco
2400 E. Katella Avenue, Anaheim, CA 92806
Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

John Signo

From: Beilke, Michele J. <MBeilke@hunton.com>
Sent: Thursday, March 10, 2022 10:30 AM
To: Brian Byun
Cc: Jared@jmlaw.com
Subject: Beilke View Complaint

CAUTION - EXTERNAL SENDER.

Mr. Byun:

The purpose of this email is to provide our preliminary response to a letter from Jennifer Duffy dated March 8, 2022 and to request a call/meeting with you this week. As we anticipate litigation, please consider this email as our request that the City of Rolling Hills preserve all documents and written/text/email communications regarding our view dispute with the Greenberg family located at 2 El Concho, Rolling Hills.

In anticipation of our call/meeting, we want to make the following points. We have complied with every step of the process set forth in 17.26.040.

First, pursuant to 17.26.040 (A)(1), we sent an initial notification to the Greenberg's requesting the initial reconciliation. They ignored our request.

Second, pursuant to 17.26.040 (B)(1), we sent a written request to the Greenberg's requesting mediation. We received a response on the 60th day.

Third and notwithstanding, pursuant to 17.26.040 (B)(2), we obtained mediator names from the City of Rolling Hills and recommended potential mediators to the Greenberg family. We sent numerous emails, calls and certified letters and received no response. We understand that there is a communication recommending Judge Adler (which my husband did not receive at the time) but notwithstanding all of this the parties did **not** agree to a mediator within 60 days. It is undisputed that we did not agree to a mediator within the 60 days which is what is required.

Fourth, pursuant to 17.26.040 (B)(2), it states that "if they cannot agree on a mediator within sixty days (our situation), **they may jointly** [emphasis added] request that the City select a mediator. There has been no **joint** request and Ms. Duffy's letter plagued with false statements does not satisfy the clear and plain language of 17.26.040 (B)(2). We are not willing to attend mediation with the Greenberg's as we believe it will be a waste of time and money.

Fifth, pursuant to 17.26.040 (C), we communicated with the City of Rolling Hills our intent to file a Complaint. We received **all** communications with the City and we were told that we can file a Complaint at this time. There was full disclosure and we provided all emails and communications with the Greenberg's and Ms. Duffy. In fact, the City told us to send a certified letter to the Greenberg's since they failed to respond to our communications regarding mediation. We did that. We filed our Complaint with the City of Rolling Hills and provided all of the information required. We spoke with City to confirm availability for hearing (and we understand from the City that they also confirmed dates with the Greenberg family). The City confirmed with us the dates for the site visit and hearing and that worked for all parties involved. The notice went out accordingly.

Sixth, pursuant to 17.26.040 (C)(4), Notice of the Hearing was provided within 15 days. We paid for the Notice and it was distributed to our neighbors. We received the proof that notice was sent via certified mail to the Greenberg family.

Seventh, we were provided a date for the site visit and understand the City of Rolling Hills also requested a site visit at the Greenberg's property.

Eighth, we understand Ms. Duffy is now claiming they did not receive notice of the complaint. We were provided with the certified notice and find this troubling at best. That being said, we request at most that the City of Rolling Hills continue the hearing to comply with the Notice requirement.

In closing and to be very clear, we are **not** agreeing to withdraw our Complaint pursuant to 17.26.040 (C)(3) and hereby demand that the hearing proceed.

We are relatively flexible today and tomorrow to have a meeting or call. Please provide us with your earliest availability. Also, please forward all communication between the City of Rolling Hills and the Greenberg family (and your office) to the undersigned.

My cell is 562.243.0737.

Regards, Michele and Jared Beilke

John Signo

From: Jared Beilke <Jared@JMLLAW.com>
Sent: Thursday, March 10, 2022 3:51 PM
To: John Signo; Brian.Byun@bbklaw.com
Cc: Beilke, Michele J. (MBeilke@hunton.com)
Subject: Beilke's response to delayed site inspection set for Tuesday, March 15, 2022 at 8:30 a.m. and response to Ms. Duffy's March 8, 2022 letter to Mr. Byun
Attachments: March 10, 2022 Letter to Rolling Hills Committee on Trees and Views and Mr. Brian Byun.pdf

Gentlemen,

Attached is a letter and exhibits from my wife and I responding to the City's decision to postpone the scheduled site inspection, set for March 15, 2022, at 8:30 a.m. and our response to Ms. Duffy's March 8, 2022 letter to Mr. Byun. Please let me know if you want to discuss or have any questions.

Sincerely,

Jared W. Beilke
Partner | Personal Injury & Employment Law

JML Law, APLC
Los Angeles | Orange County | San Francisco
2400 E. Katella Avenue, Anaheim, CA 92806
Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

Mr. and Mrs. Jared and Michele Beilke
 16 Georgeff Road
 Rolling Hills, CA 90274

March 10, 2022

Rolling Hills Committee on Trees and Views
 (via John F. Signo, AICP – Director of Planning and Community Services)
 Via email - jsigno@cityof rh.net

Brian Byun, Esq.
 Attorney at Law
 Best Best & Krieger
 Via email – Brian.Byun@bbklaw.com

RE: Beilke v Greenberg
 Notice of Meeting and of Public Hearing of the City of Rolling Hills
 Site Inspection – Tuesday, March 15, 2022 at 8:30 a.m.
 Public Hearing – Tuesday, March 15, 2022 at 7:30 p.m.

Dear Rolling Hills Committee on Trees and Views and Mr. Byun:

I write this letter on behalf of my wife and I to address the phone call I received from Mr. John Signo (informing me that the above referenced site inspection has been called off and that we would be told to go to mediation) and the letter written by Ms. Jennifer Duffy (Greenberg's attorney) to Mr. Brian Byun on March 8, 2022.

As a preliminary point, if it is determined that the City of Rolling Hills failed to provide the Greenberg's with statutory notice, we request that proper notice be given and that the site inspection and public hearing be scheduled for the earliest available date that complies with the notice requirement of 15 days. I must note, however, that I personally had several conversations with Mr. Signo to select a date for the site inspection and hearing. I am also in receipt of an email between Mr. Signo and Ms. Greenberg that details the date and time of both the site inspection and meeting, as well as provides her a zoom link for the public hearing. This email was sent to Ms. Greenberg on February 24, 2022 and is attached hereto as Exhibit 1.

Next, I want to address Ms. Duffy's comments and false accusations regarding mediation. For ease of reference, the following is a complete timeline of events:

- On May 4, 2021, I sent a letter (via certified mail) to the Greenberg's in compliance with the City of Rolling Hills View Preservation Ordinance (Chapter 17.26, specifically 17.26.040, A. 1 – requesting the Greenberg's to participate in the initial reconciliation

Page 2

March 10, 2022

Beilke v Greenberg

Notice of Meeting and of Public Hearing of the City of Rolling Hills

process. Response per the statute is required within 60 days, and I received no response. (Attached hereto as Exhibit 2)

- On July 14, 2021, I sent another letter (via certified mail) to the Greenberg's in compliance with the City of Rolling Hills View Preservation Ordinance, specifically 17.26.040, B, requesting the Greenberg's to participate in mediation. Response per the statute is required within 60 days, and I received a response from the Greenberg's lawyer, via a hand delivered letter to my front door On September 10, 2021, agreeing to go to mediation. (Both my letter and the response letter are attached hereto as Exhibit 3). I note that September 10, 2021 was the final date to agree to mediate.
- On September 14, 2021, I sent an email to the Greenberg's attorney (Ms. Duffy) at the email address of her September 10, 2021, hand delivered letter, acknowledging receipt of her September 10, 2021 letter and the agreement to attend mediation. I also stated that per the Rolling Hills, CA View Preservation Ordinance, Chapter 17.26.040, we had 60 days to select a mediator, and asked if she had any recommendations. (Attached hereto as Exhibit 4)
- On September 20, 2021, I sent a follow up email to Ms. Duffy, asking her to confirm that she got my attached email and asking if she had any recommendations for mediators. (Attached hereto as Exhibit 5)
- On September 29, 2021, I sent another follow up email to Ms. Duffy, stating that I had received no response from her, and because she had not responded or provided any recommendations for mediators, I provided a list of 4 potential mediators from the City of Rollings Hills recommended list of mediators and asked her to respond if they would agree to any of them. (Attached hereto as Exhibit 6)
- On October 25, 2021, I sent another follow up email to Ms. Duffy, confirming that she had failed to respond to my three prior emails (as well as multiple voicemails I had left her). I also stated that our 60 days to select a mediator is approaching in the next 2 weeks and asked for a response as soon as possible. (Attached hereto as Exhibit 7)
- On October 26, 2021, I spoke to Stephanie Grant (Code Enforcement Officer/Planner) in person at the Rolling Hills City office, and informed her about not receiving any response regarding selecting mediators and she suggested that I send another letter via certified mail confirming the steps I have made to comply with the City of Rolling Hills View Preservation Ordinance.

Page 3

March 10, 2022

Beilke v Greenberg

Notice of Meeting and of Public Hearing of the City of Rolling Hills

- On October 26, 2021, I sent another letter via certified mail to the Greenberg's setting forth the steps I have taken to reconcile, mediate and select a mediator, and that during the attempt to select a mediator, I had received no response from their attorney, Ms. Duffy to any of my communications. (Attached hereto as Exhibit 8)
- On November 12, 2021, I walked into the City of Rolling Hills Office, and explained to Ms. Grant that I had not received a response regarding the selection of a mediator and wanted to move forward with the next step of filing a complaint and requesting a Public hearing, pursuant to Rolling Hills, CA View Preservation Ordinance, Chapter 17.26.040, C., 1. She provided me the necessary paperwork which I filled out in hand writing that day. She said she also wanted copies of the letters, pictures of the view impairment I sent to the Greenberg's. Over the course of the next few days I gathered the documents she requested and brought them back to the office on November 15, 2021.
- On November 15, 2021, I filed the complaint paperwork with Stephanie Grant at the city and she stamped all of my paperwork with a stamp that said Received November 15, 2021. I also gave Ms. Grant a check for \$2,000 for the complaint process and she gave me a receipt. You have copies of all of these documents. On that date, Ms. Grant asked me if I could forward her the email communications I had with the Greenberg's attorney, Ms. Duffy and I told her that I would forward them to her that afternoon. Upon leaving the office, Ms. Grant said that I had filled out all of the necessary paperwork, she would await receipt of the emails I would send her and that I would receive a call to set up the Public hearing and site inspection in the near future.
- On November 15, 2021, at 1:43 p.m. I forwarded an email chain with all of my emails from October 25, 2021, going backwards to the first email I sent Ms. Duffy. I sent that email to sgrant@cityofrh.org. (Attached hereto as Exhibit 8)
- On November 15, 2021, after sending the 1:43 email to Ms. Grant, we spoke on the phone and I told her that I had just found another email in my junk email from Ms. Duffy, dated November 9, 2021, which did not acknowledge any of my prior emails, but unilaterally offers a mediator that their client wants – Hon. Gail A. Andler (Ret.). I told Ms. Grant that I would not agree to that mediator. She stated that since we were beyond the 60 days and did not agree to a mediator, we could continue on with the complaint/public hearing process. She asked me if I could forward her the November 9, 2021 email and the other emails that I had already sent her to a different email address - SGRANT@CITYOFRH.NET. I forwarded those emails to Ms. Grant on November 15, 2021 at 1:57 p.m. (Attached hereto as Exhibit 9)

Page 4

March 10, 2022

Beilke v Greenberg

Notice of Meeting and of Public Hearing of the City of Rolling Hills

- On December 2, 2021, I received an email from Ms. Duffy asking me to follow up on her November 9, 2021 email. (Attached hereto as Exhibit 10)
- On December 3, 2021, I responded to Ms. Duffy, telling her that we had moved on with the public hearing/complaint process and that the Greenberg's should be hearing from the city shortly about our complaint. (Attached hereto as Exhibit 11)

The timeline above and attached exhibits establish the correct record of what actually occurred. Notably, contrary to Ms. Duffy's letter dated March 8, 2022, I did notify the City of Rolling Hills that the Greenberg's requested mediation. There was no perjury on my part and Ms. Duffy's continued accusations of criminal perjury and ethical violations are defamatory and serve no rightful purpose in this process.

Next, Ms. Duffy's request to stay and/or delay the inspection or hearing date to attend mediation is confusing at best. Ms. Duffy's letter is plagued with threats and personal attacks which is inconsistent with a sincere desire to resolve a dispute in mediation. Common sense must prevail here as Ms. Duffy's letter is the most recent example of a long pattern of delay and gamesmanship on the part of the Greenberg family and their lawyer. If the Greenberg family wanted to mediate, they would have responded to our request within a week or so and we would have scheduled a mediation. But that is not what happened. Instead, the Greenberg family dragged their feet and the parties did not agree to a mediator within the 60 day time period. The View Ordinance Chapter 17.26.040 B. 2., provides that after the parties have agreed to go to a mediation "[t]he participants will have sixty days from the date of the filing of acceptance of mediation to select a mediator." That never happened – a mediator was never selected. On the 59th day, Ms. Duffy failed to respond to any of my prior emails and unilaterally sets forth the name of a mediator that my wife and I do not agree to. Chapter 17.26.040 B. 2. goes on to state "[i]f they cannot agree on a mediator within sixty days, they may joint request that the City select a mediator." The parties have never agreed to that provision either. We met with the City of Rolling Hills and provided all necessary paperwork and were provided with the green light to file our Complaint (which we did). As a result, we moved on and filed our complaint as set forth above. There is no statutory provision that expressly states we must move forward with a mediation when the parties never agreed to a mediator.

Ms. Duffy goes on to state that I made a false statement on November 15, 2021 under penalty of perjury where I said the Greenberg's made "no response to our requests." As set forth above, when I provided the complaint to Ms. Grant, I was unaware of Ms. Duffy's email. As soon as I became aware of it, during our call after I left the office, I told Ms. Grant about it and forwarded

Page 5

March 10, 2022

Beilke v Greenberg

Notice of Meeting and of Public Hearing of the City of Rolling Hills

it to her. There is no perjury, only constant gamesmanship and defamatory statements by Ms. Duffy. I did notify the City of her November 9, 2021 and I also provided the city a copy of it.

Accordingly, unless the City of Rolling Hills informs us that we must attend mediation (at equal cost to both parties), we request that the site inspection and public hearing go forward on a date that provides the Greenberg's proper notice.

We can be reached at 562.243.0748 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jared W. Beilke". The signature is fluid and cursive, with the first name "Jared" being the most prominent part.

Jared W. Beilke

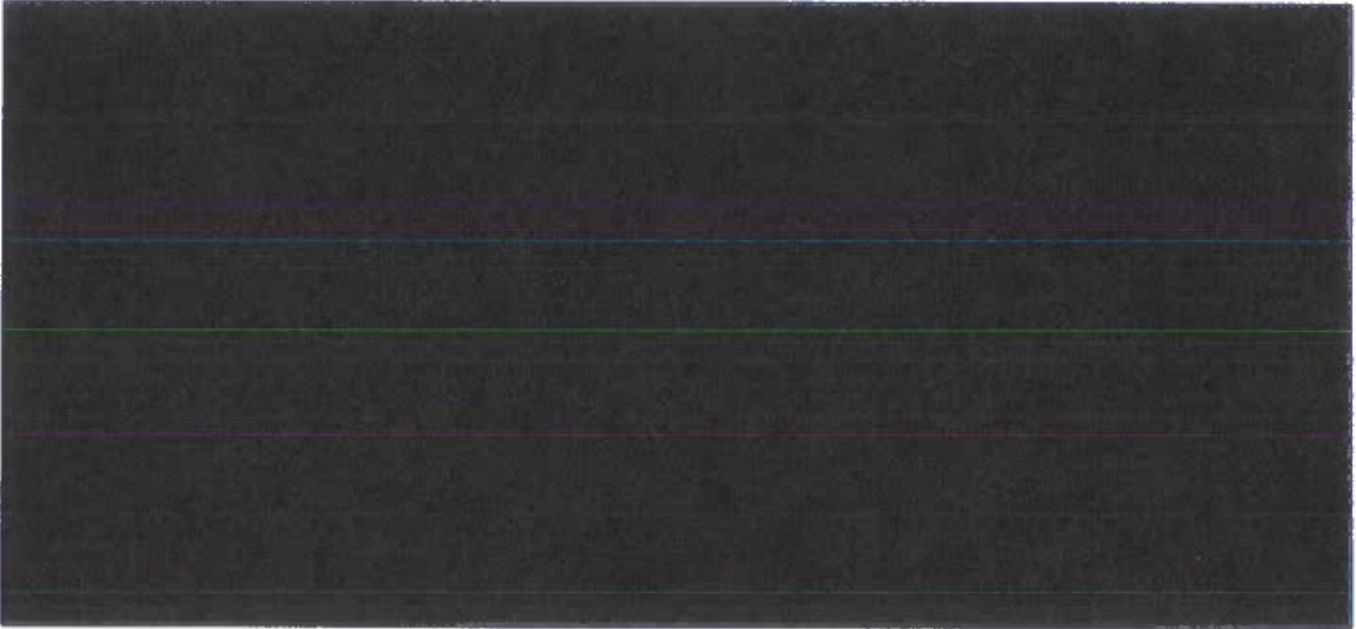
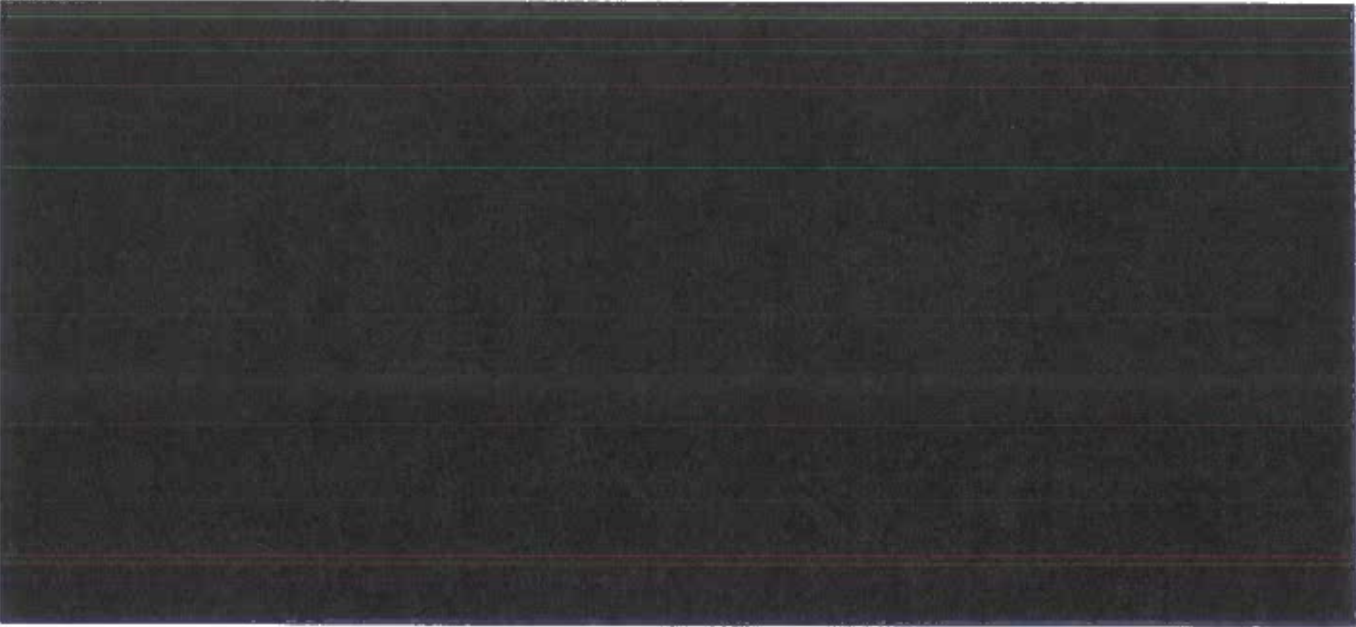


EXHIBIT 1



Jared Beilke

From: John Signo <jsigno@cityofrh.net>
Sent: Thursday, February 24, 2022 9:55 AM
To: lindapv@cox.net
Subject: View Case No. 21-02

Hi Mrs. Greenberg,

This is to let you know that the Beilke's view case is scheduled before the Committee on Trees and Views (CTV) as follows:

Tuesday, March 15

Field Trip at 8:30 a.m. at 16 Georgeff Road

Evening meeting at 7:30 p.m. (Zoom)

The CTV meetings will come after Planning Commission meetings so there may be some delay. You are encouraged to invite the Committee members to view the vegetation on your property as it may provide them a different perspective.

The evening meeting can be accessed using this link:

<https://us02web.zoom.us/j/99343882035?pwd=MWZXXaG9ISWdud3NpajYwY3dFblllFZz09>

Meeting ID: 993 4388 2035

Passcode: 647943

Call in: (669) 900-9128

Feel free to contact me if you have any questions.

Best,

John F. Signo, AICP

Director of Planning and Community Services



CITY OF ROLLING HILLS – CITY HALL

2 Portuguese Bend Road, Rolling Hills CA 90274

O: 310.377.1521

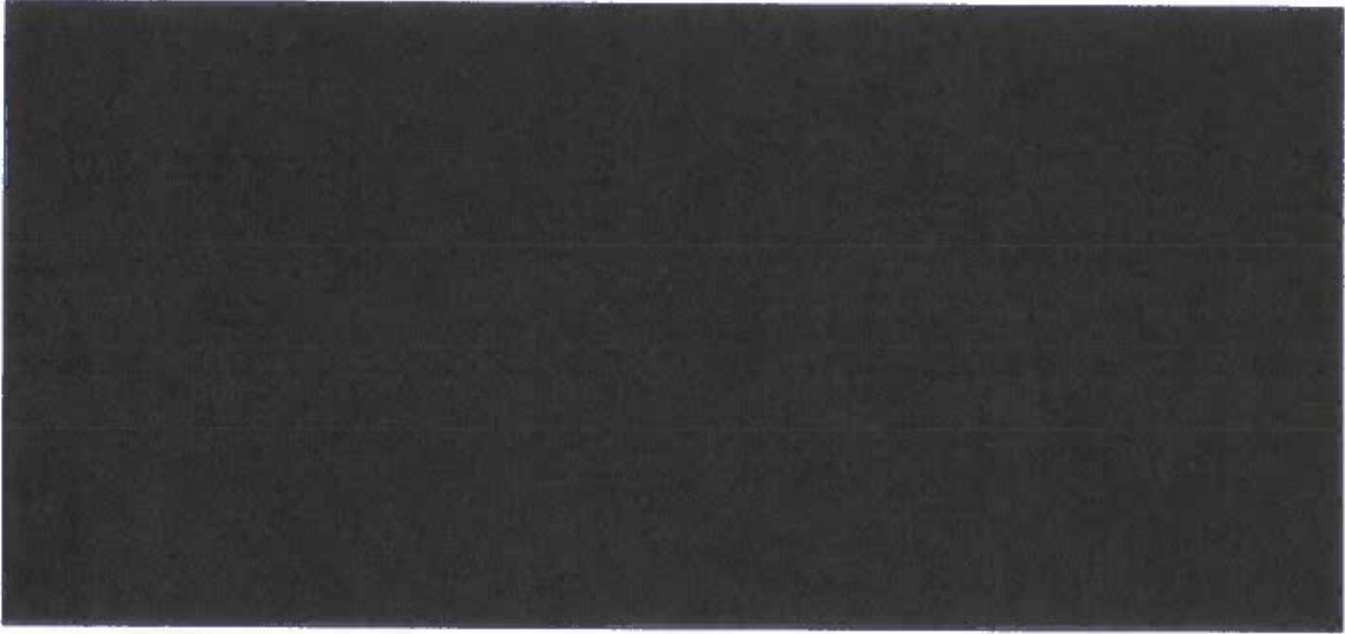
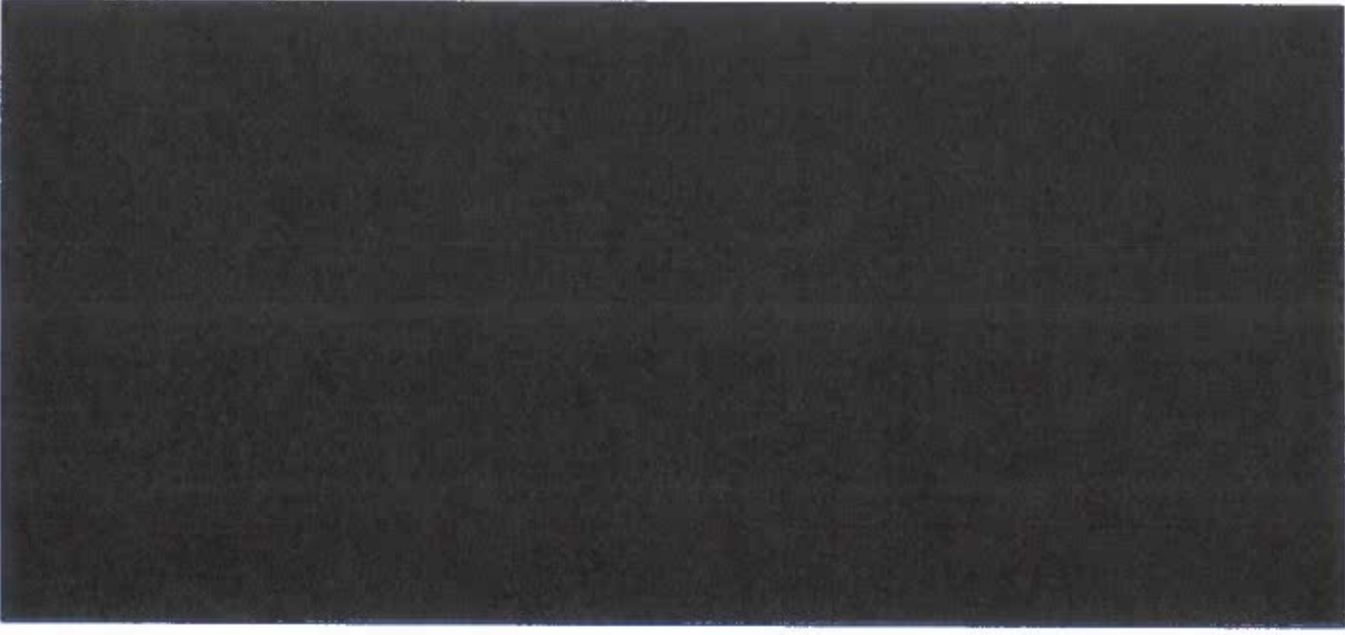


EXHIBIT 2



Mr. and Mrs. Jared and Michele Beilke
16 Georgeff Road
Rolling Hills, CA 90274

RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

May 4, 2021

VIA CERTIFIED MAIL

Mr. and Mrs. Bruce and Linda Greenberg
2 El Concho
Rolling Hills, CA 90274

RE: Beilke v Greenberg
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)
Step One – Initial Reconciliation

Dear Mr. and Mrs. Greenberg:

On or around the month of September, 2020, my wife and I visited your property to introduce ourselves and discuss our concerns with the vegetation you were starting to plant. We wanted to explain our concerns of planting vegetation that would block our existing view and make sure you understood that there was a View Preservation Ordinance (Chapter 17.26) in Rolling Hills, CA. At that time, you indicated that although you planted vegetation you were not going to plant vegetation that would block our existing view and would maintain the newly planted vegetation to preserve our existing view. We notified the city of our concerns as well and were told that the issue was not ripe at the time as the view had not been blocked yet.

Sometime during April 23-28, 2021, you decided to plant a large tree that directly blocks the majority of our city lights view and completely contradicts what you said to us during our conversation in September 2020, as well as violates the View Preservation Ordinance (Chapter 17.26). Since then, between April 29-May 1, 2021, you continued to plant vegetation (trees) that blocks more of our existing city lights view from the point of the tree that you planted (between April 23-28, 2021) to the roof line of your house.

We bought our house in the summer of 2005. From 2005 until April 23-28, 2021, we have been able to maintain and preserve the view we had from the date we purchased. We are writing this Initial Reconciliation letter to commence our view preservation process. Pursuant to Section 17.26.010 (Principles and intent) of the View Preservation Ordinance, Chapter 17.26 – "... Owners and residents should maintain trees on their property in a healthy condition for both safety reasons and for preservation of outward views. Before planting trees, owners and residents should consider view blockage. By this chapter, the City establishes a process by which persons may seek to preserve and restore views which existed at any time since they purchased the property from unreasonable obstruction by the growth of vegetation, ..."

RECEIVED

Page 2

May 4, 2021

Beilke v Greenberg

City of Rolling Hills View Preservation Ordinance (Chapter 17.26)

Step One – Initial Reconciliation

NOV 15 2021

City of Rolling Hills

By _____

In order to preserve our view, this letter is written to comply with 17.26.040, A. 1, of the View Preservation Ordinance, Chapter 17.26, which states:

“View impairment dispute resolution process.

The complainant shall follow the process established by this chapter in seeking preservation or restoration of a pre-existing view.

A. Initial Reconciliation.

1. A complainant whose preexisting view is impaired shall first seek to informally resolve the impairment with the vegetation owner. The initial notification to the vegetation owner must be in writing, include a link to this chapter and contain the following language: **“Failure of the vegetation owner to respond to the written request for initial reconciliation within sixty days from the date on the notification shall be deemed formal refusal by the vegetation owner to participate in the initial reconciliation.”** Additionally, any written notification to the vegetation owner must include any supporting evidence of the view obstruction, (as described by Section 17.26.050) and any requested remediation action. Remediation action may include an offer on behalf of the view seeker to perform continued maintenance, or to assist with replanting.
2. During the initial reconciliation, parties may request assistance from a certified arborist. The City may provide a link to the International Society of Arboriculture to allow residents to search for a certified arborist. If the parties reach an agreement, the signed agreement may be submitted to the City; however, there is no need to file anything with the City once an agreement between the parties is reached. If initial reconciliation is refused, or if the parties do not agree as to the existence and nature of the complainant’s obstruction and the appropriate restorative action, the complainant may proceed with mediation.”

We have included photographic evidence that establishes our view prior to your recent vegetation planting that blocks our pre-existing view (See Exhibit 1) and photographic evidence

RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

Page 3

May 4, 2021

Beilke v Greenberg

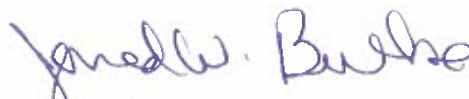
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)

Step One – Initial Reconciliation

that shows what the view looks like now that it has been blocked (See Exhibit 2), as required above. The photographs speak for themselves. Our requested remediation action is that you take out the tree that you planted between April -23-28, 2021 and the other trees that you planted between April 29-May 1, 2021 to restore the pre-existing view we have had since 2005. We also request that you maintain other greenery at a height that does not obstruct our view. We have circled these trees that were recently planted on the photograph, included herein that was dated May 4, 2021. If we do not receive a response from you by July 5, 2021, we will assume that you have refused the initial reconciliation process and will move forward with the next step.

Thank you for your attention to this matter and we look forward to hearing from you. We can be reached at 562.243.0748.

Sincerely,



Jared W. Beilke



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NOV 15 2021

City of Rolling Hills

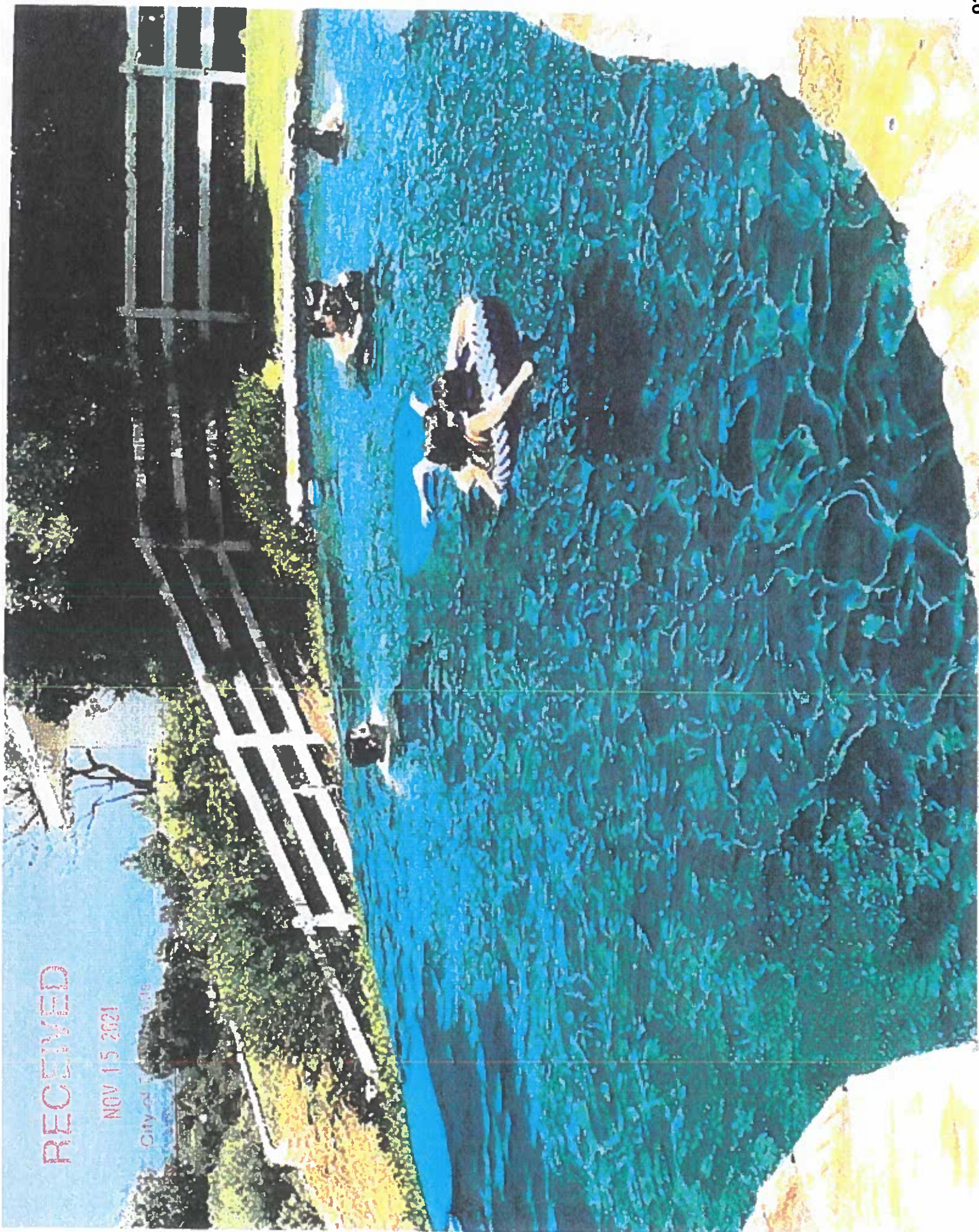
By _____

4-10-20

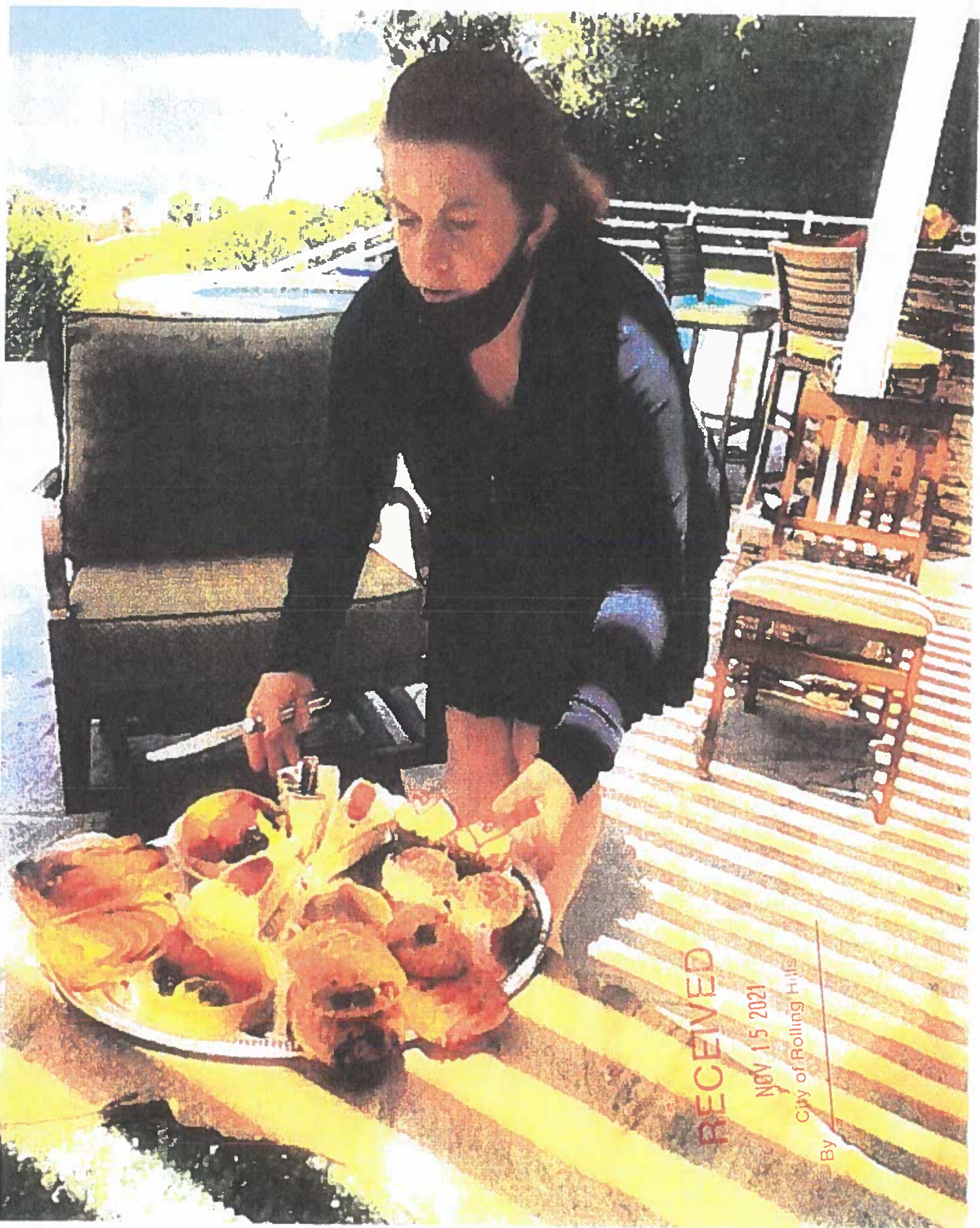
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NOV 15 2021

City of Eugene, OR



5-10-20



RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

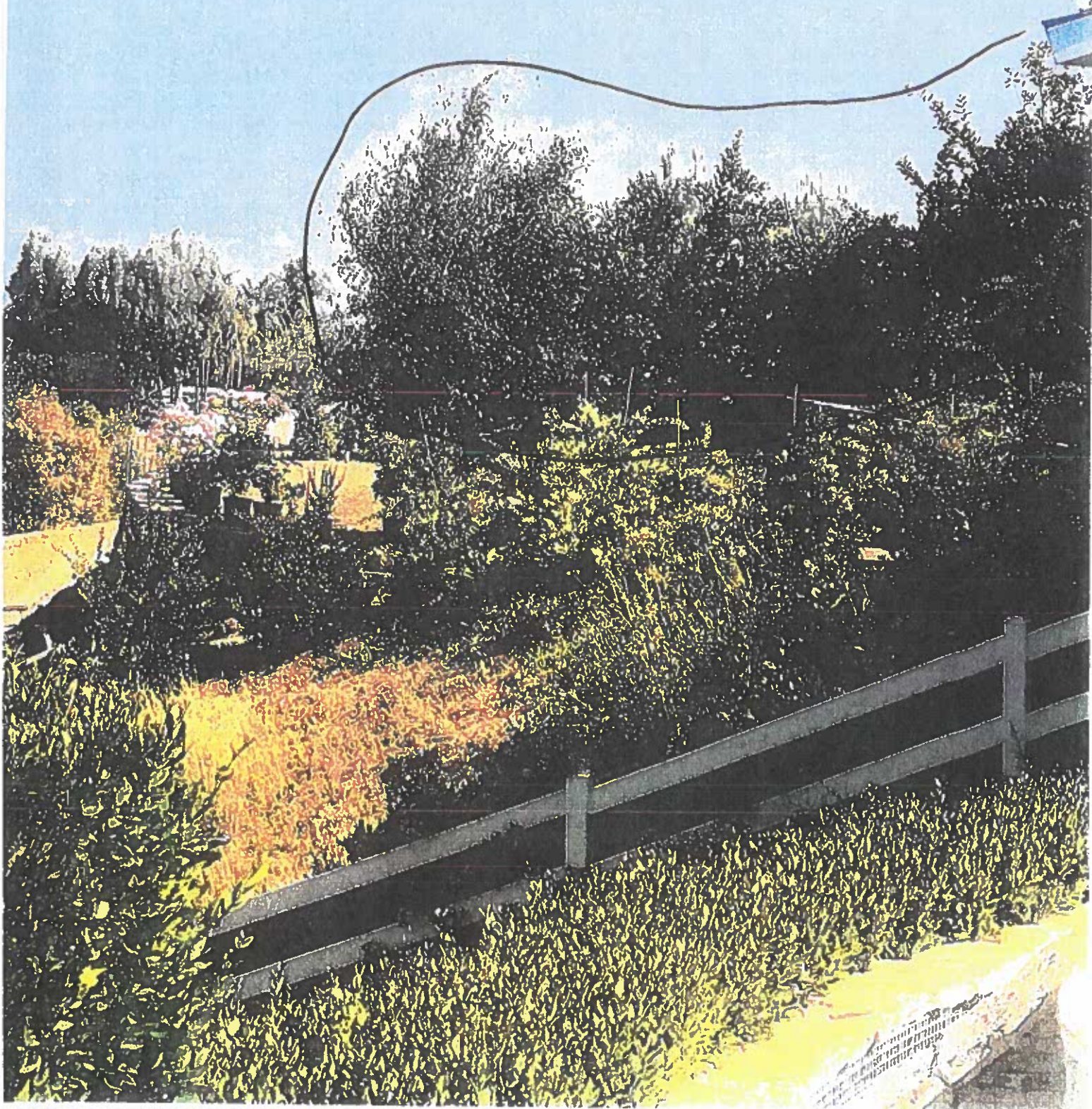
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NOV 15 2021

City of Rolling Hills

By _____



544-21

RECEIVED

NOV 15 2021

City of Rolling Hills

By _____



4-30-21

RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

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NOV 15 2021

City of Rolling Hills

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NOV 15 2021

City of Rolling Hills

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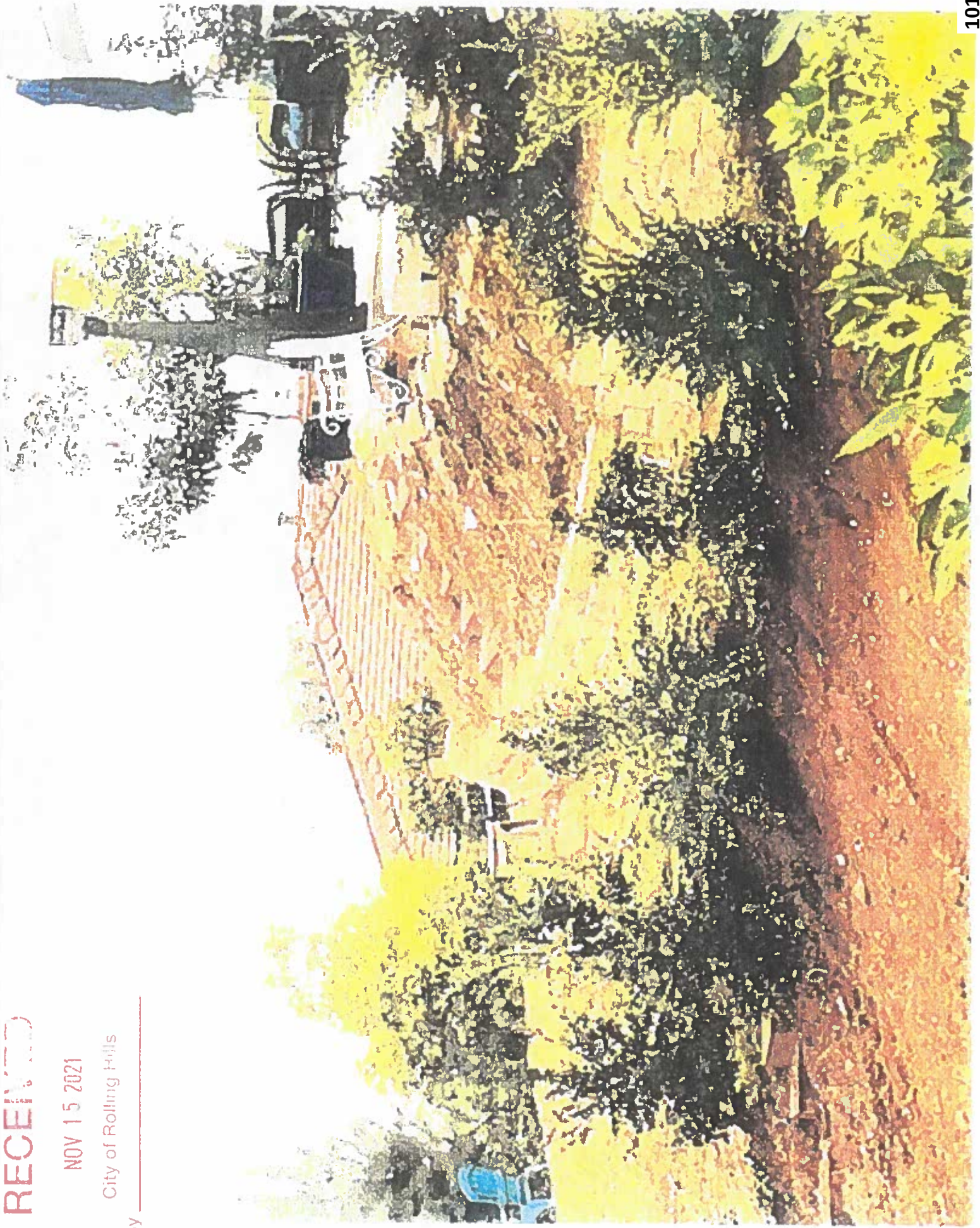
RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

9-9-20



RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

9-9-20



RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

CERTIFIED MAIL



7018 1130 0001 7199 1713



RECEIVED

NOV 15 2021

City of Rolling Hills

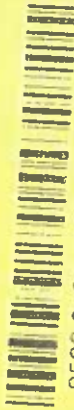
By _____

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr & Mrs. Bruce & Linda (Hobby)
2 El Concho
Rolling Hills CA 90274



9590 9402 4126 8092 6724 05

2. Article Number (Transfer from service label)

7018 1130 0001 7199 1713

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

B. Received by (Printed Name)

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

RECEIVED

NOV 15 2011

City of Rolling Hills

By _____

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$ 2.60
Extra Services & Fees (none) \$ 2.85
X Return Receipt (hardcopy)
X Return Receipt (electronic)
Certified Mail - Restricted (none) \$
Add-on Services (none) \$
Postage Insurance (none) \$

Postage \$ 1.40
Total Postage and Fees \$ 8.05
Sent by First-Class Mail[®] on 11/15/2011
To: Mr. & Mrs. Pauline and Linda Greenberg
From: El Comite
City: Rolling Hills CA 90274
PS Form 3800, April 2011 PSN 7530-02-000-9002 See Reverse for Instructions

1712 6672 1000 0677 8702

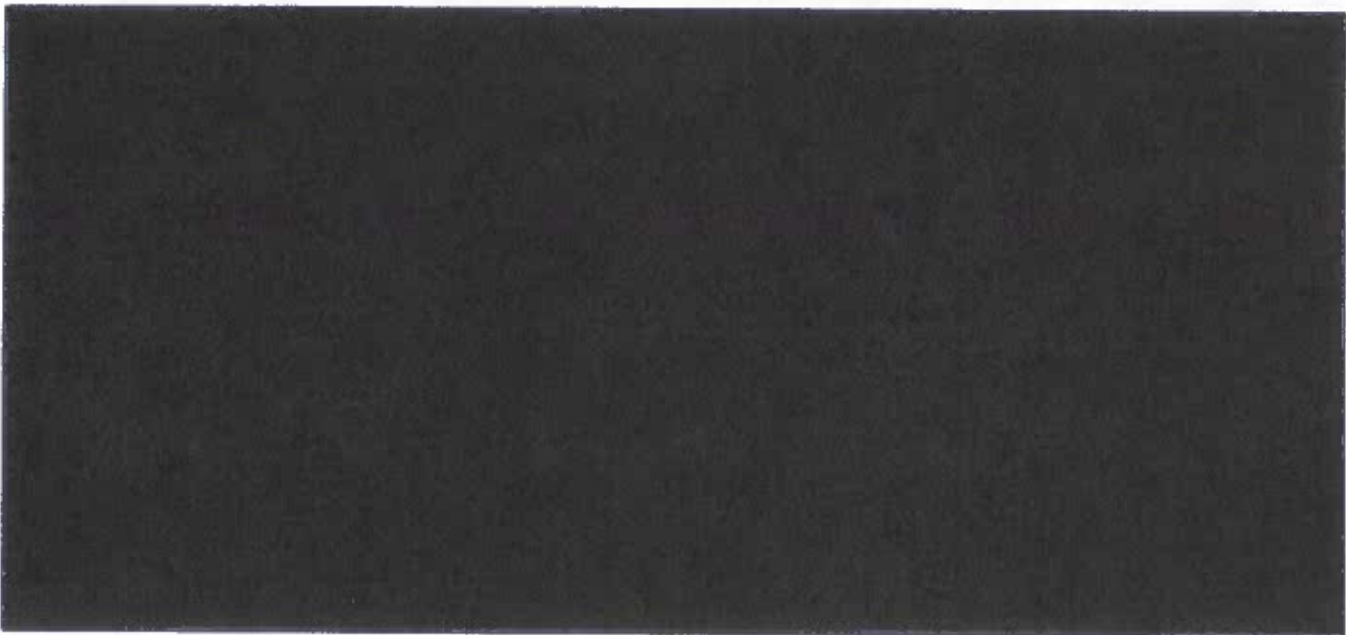
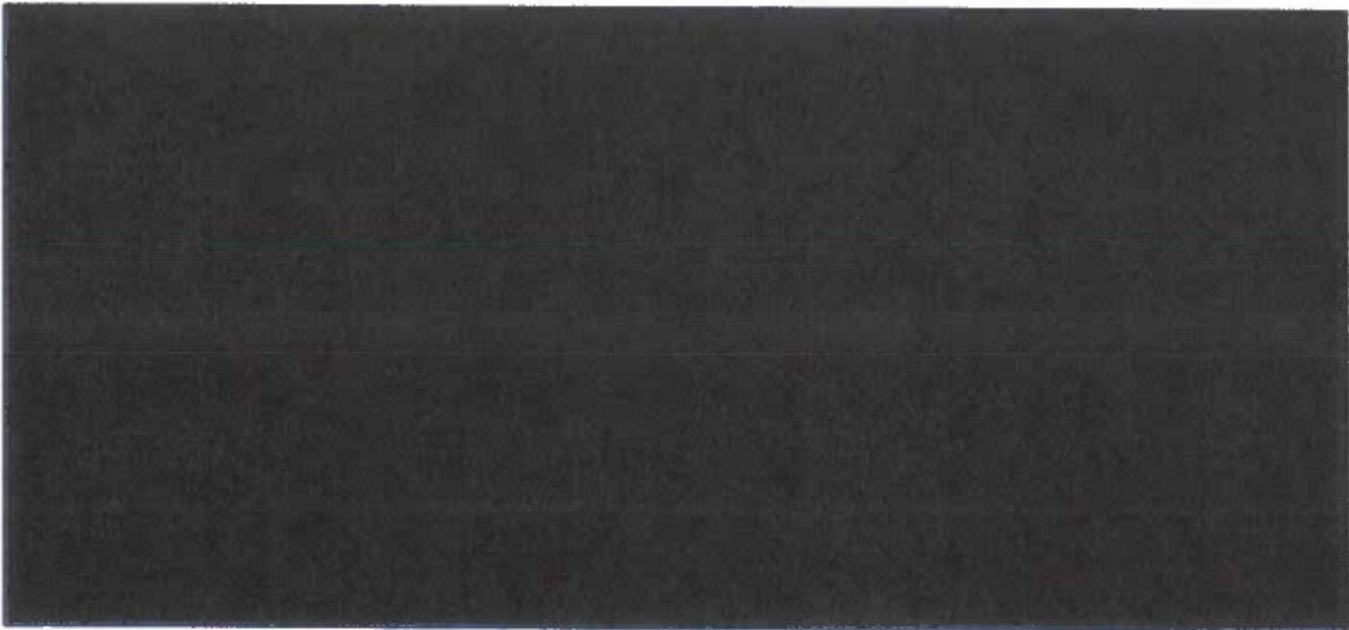


EXHIBIT 3



Mr. and Mrs. Jared and Michele Beilke
16 Georgetown Road
Rolling Hills, CA 90274

RECEIVED

NOV 15 2021

City of Rolling Hills
By _____

July 14, 2021

VIA CERTIFIED MAIL

Mr. and Mrs. Bruce and Linda Greenberg
211 Concho
Rolling Hills, CA 90274

RE: Beilke v Greenberg
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)
Step Two - Mediation (Step three - Hearing Before Committee on Trees and Views; Step Four - Litigation)

Dear Mr. and Mrs. Greenberg

We did not receive a response from you with respect to our May 4, 2021 letter sent and received by you via certified mail. Accordingly, it is our understanding that you have refused the initial reconciliation process. If this is inaccurate please contact us immediately to let us know. Although, due to the fact that Mrs. Greenberg called the police for a second time on our family regarding some misinformed nonsensical allegations of trespassing, I'm pretty confident she does not want to attempt to resolve this issue like neighbors. By the way, both my family and our neighbors are allowed to walk on the easement between your house and ours - it appears you are not aware of that. Also, in the future if you have some issue where Mrs. Greenberg's first inclination is to call the police on us, in an effort to not waste law enforcement resources, feel free to contact us to see if we can have a civil conversation first. So on to step two.

After complying with View Preservation Ordinance, Chapter 17.26.040, A. 1., we are moving to step two, View Preservation Ordinance, Chapter 17.26.040, B, in an effort to preserve our view. This letter is written to comply with 17.26.040, B, of the View Preservation Ordinance, Chapter 17.26, which states:

"View impairment dispute resolution process,

B. Mediation,

1. If the initial reconciliation does not yield a resolution of the complaint, and the complainant wishes to further utilize the procedures under this chapter, then the complainant must request, in writing, that the vegetation owner enter into mediation. The vegetation owner shall have sixty days from the

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NOV 15 2021

City of Rolling Hills

By _____

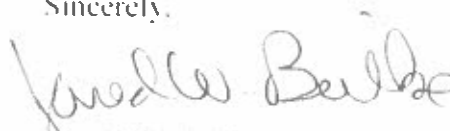
date of the request for mediation to accept or reject the request in writing. The vegetation owner's failure to respond within sixty days will be deemed a formal refusal of mediation and the complainant may proceed to an advisory hearing before the Committee on Trees and Views.

2. The participants will have sixty days from the date of the filing of acceptance of mediation to select a mediator. If they cannot agree on a mediator within sixty days, they may jointly request that the City select a mediator. Any mediator which is selected pursuant to this subsection shall be provided with a link to a copy of this chapter.
3. The mediator shall be guided by the provisions of this chapter, including the evaluation criteria set forth in Section 17.26.050, and the hierarchy of restorative actions set forth in Section 17.26.060, respectively, in attempting to resolve the view impairment complaint. The mediator shall also consider the recommendations of any arborists or experts regarding landscape techniques and/or maintenance procedures.
4. The mediator's recommendation shall be advisory. Any agreement reached by the parties as a result of the mediation process described herein shall be reduced to writing and shall include steps for maintenance measures and any associated costs. The agreement shall be signed by all of the parties and may be submitted to the City."

If we do not receive a response from you by September 13, 2021, we will assume that you have refused the mediation process and will move forward with the next step.

Thank you for your attention to this matter and we look forward to hearing from you. We can be reached at 562.243.0748.

Sincerely,


Jared W. Beilke

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NOV 15 2021

City of Rolling Hills

By _____

USPS TRACKING #



9590 9402 3631 7305 6709 48

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4 in this box*

Mr & Mrs Jared and Michele Burke
14 Georgetown Road
Rolling Hills CA 90274



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr & Mrs Bruce and Linda Greenberg
2 El Concho
Rolling Hills CA 90274



9590 9402 3631 7305 6709 48

2. Article Number (Transfer from service label)

7018 1130 0001 7199 1737

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x B E L Greenberg

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/17/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

LAW OFFICES OF JENNIFER DUFFY
A LAW CORPORATION
ATTORNEY & COUNSELOR AT LAW

WWW.USCLASSACTIONS.COM

JENNIFER DUFFY •

• MEMBER BAR

SENDER'S E-MAIL:
jennifer@usclassactions.com

28649 S. WESTERN AVE.
SUITE 6571
LOS ANGELES, CA 90734

TELEPHONE (310) 714 9779
E-MAIL JENNIFER@USCLASSACTIONS.COM

WWW.USCLASSACTIONS.COM

PROPERTY RIGHTS
CONSUMER LITIGATION
CLASS ACTION LITIGATION
MASS TORTS
COMPLEX LITIGATION
EMPLOYMENT

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NOV 15 2021

City of Rolling Hills

By _____

September 10, 2021

Michele Beilke
Jared Beilke
16 Georgeff Rd
Rolling Hills, CA 90274

Re: View Complaint

Dear Beilkes,

Please be advised my clients, Linda and Bruce Greenberg, will agree to and hereby request mediation. A neutral should be chosen in the appropriate time period.

Sincerely,



Jennifer Duffy

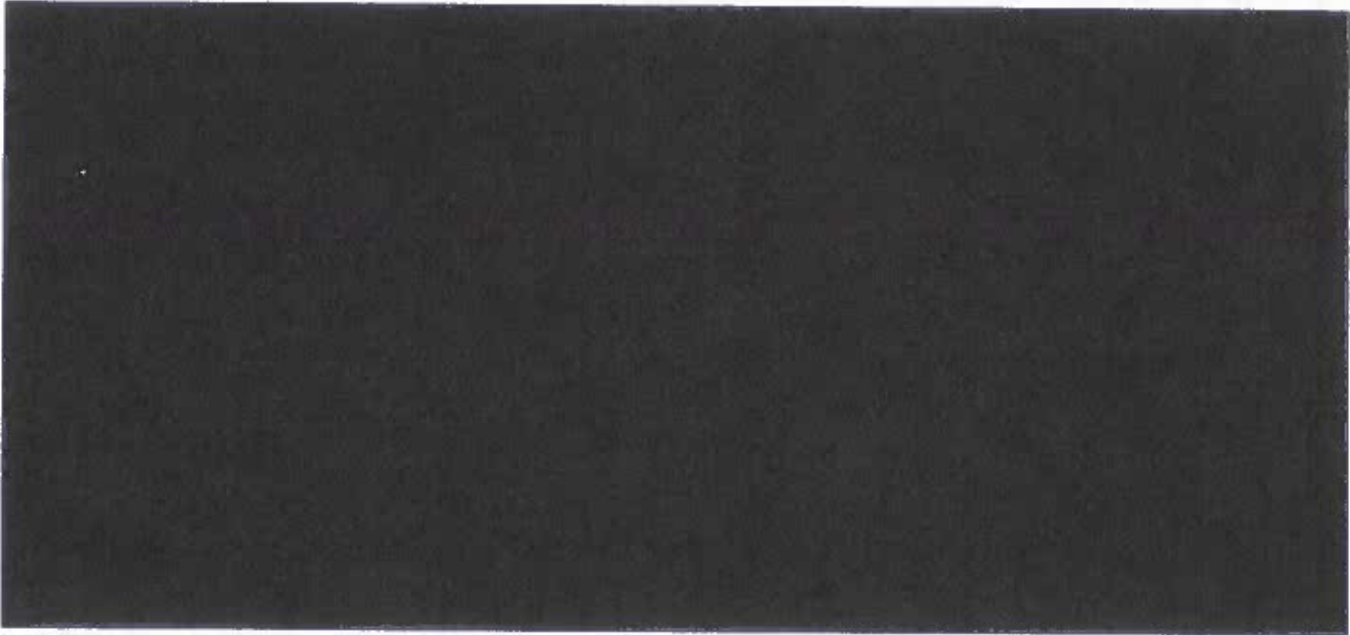
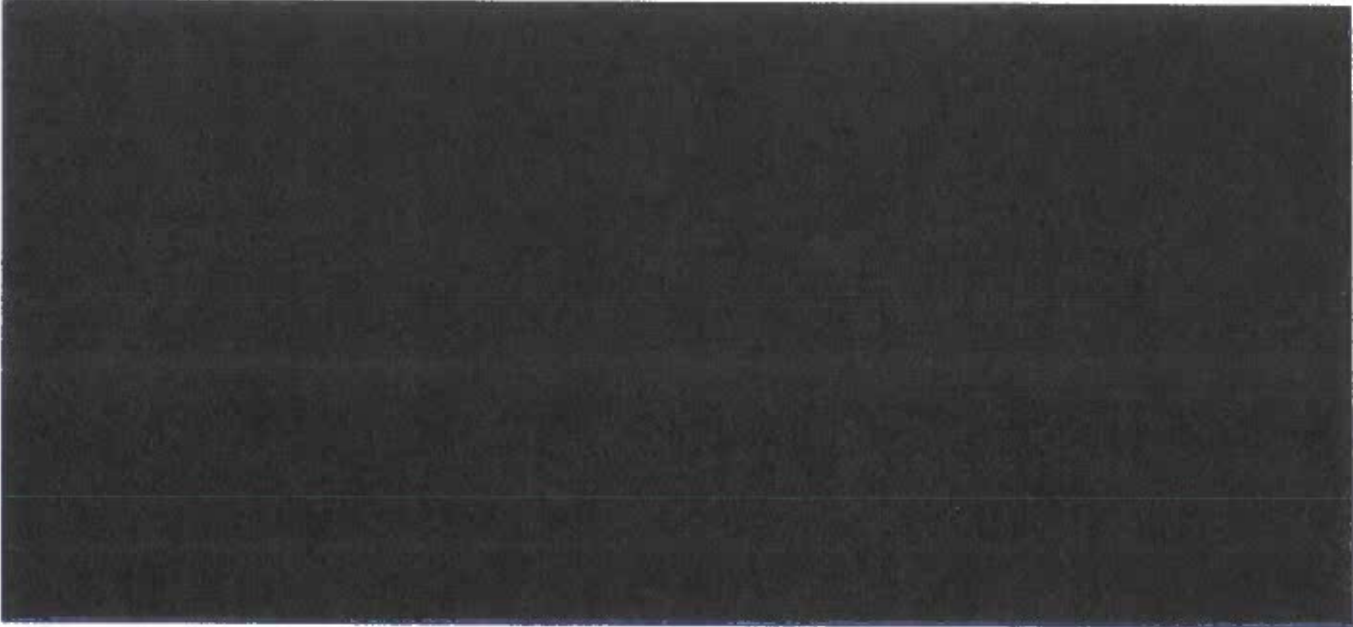


EXHIBIT 4



Jared Beilke

From: Jared Beilke
Sent: Tuesday, September 14, 2021 3:36 PM
To: jennifer@usclassactions.com
Subject: Beilke v Greenberg

Dear Ms. Duffy,

I am in receipt of your September 10, 2021, letter whereby your clients (Greenberg's) have agreed to the mediation process via the Rolling Hills, CA View Preservation Ordinance, Chapter 17.26.040. Pursuant to the Ordinance we have 60 days to select a mediator. Do you have any recommendations?

Sincerely,

Jared W. Beilke
Partner | Personal Injury & Employment Law

JML Law, APLC
Los Angeles | Orange County | San Francisco
2400 E. Katella Avenue, Anaheim, CA 92806
Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

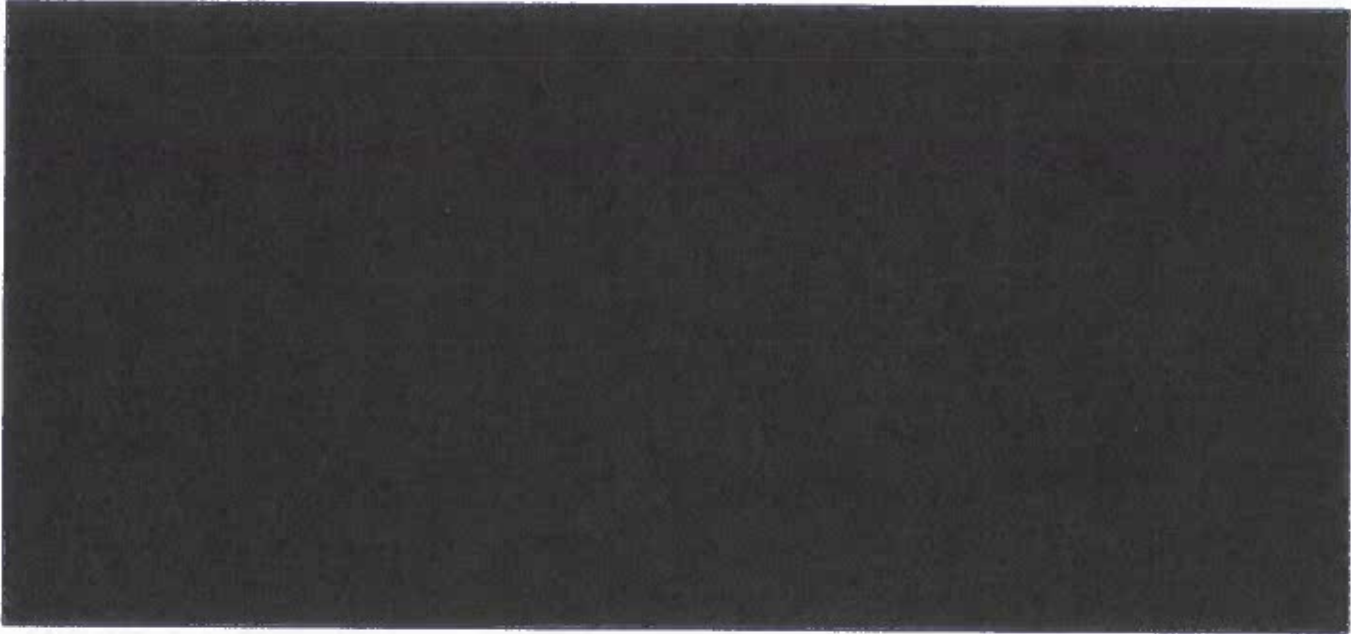
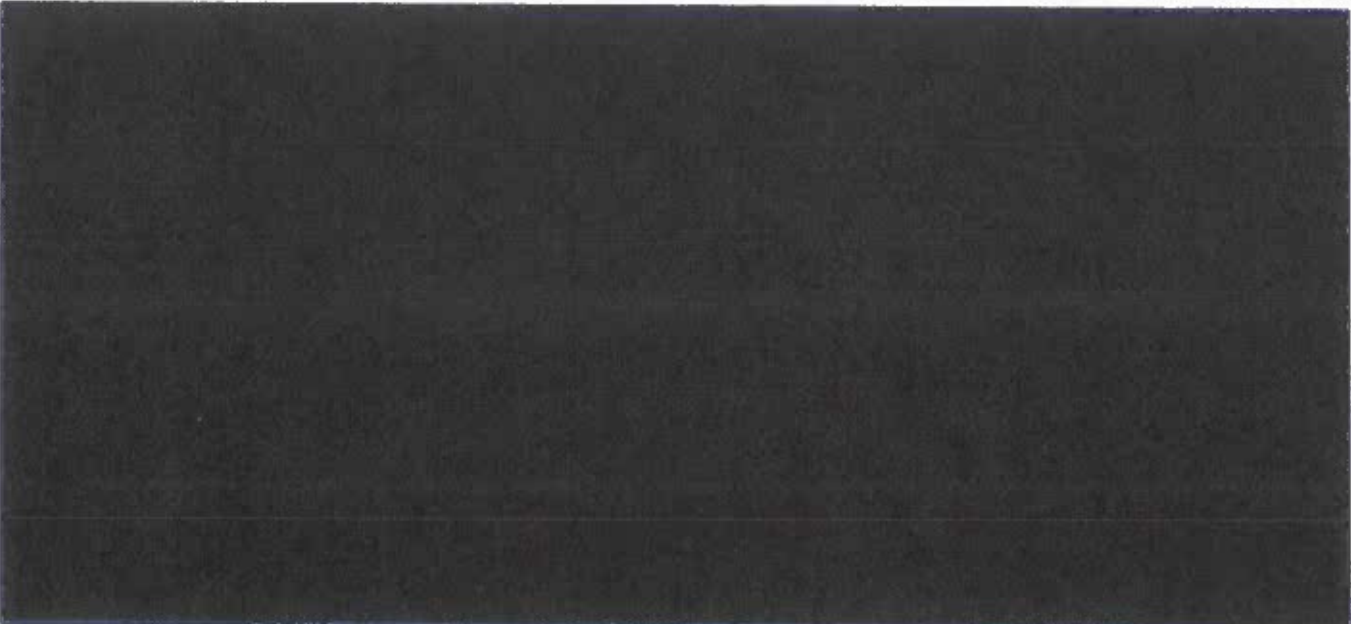


EXHIBIT 5



Jared Beilke

From: Jared Beilke
Sent: Monday, September 20, 2021 11:09 AM
To: 'jennifer@usclassactions.com'
Subject: RE: Beilke v Greenberg

Dear Ms. Duffy,

Please confirm that you got the below email and let me know if you have any recommendations for mediators.

Sincerely,

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC
 Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

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Sent: Tuesday, September 14, 2021 3:36 PM
To: jennifer@usclassactions.com
Subject: Beilke v Greenberg

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Sincerely,

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC
 Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

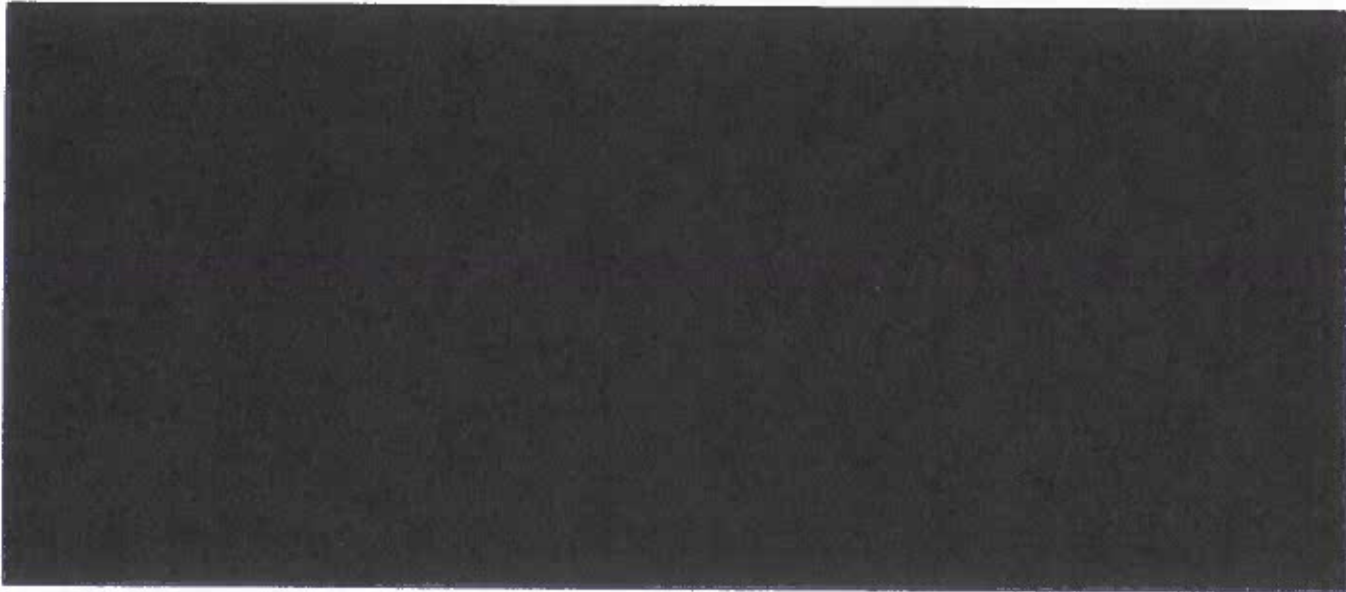
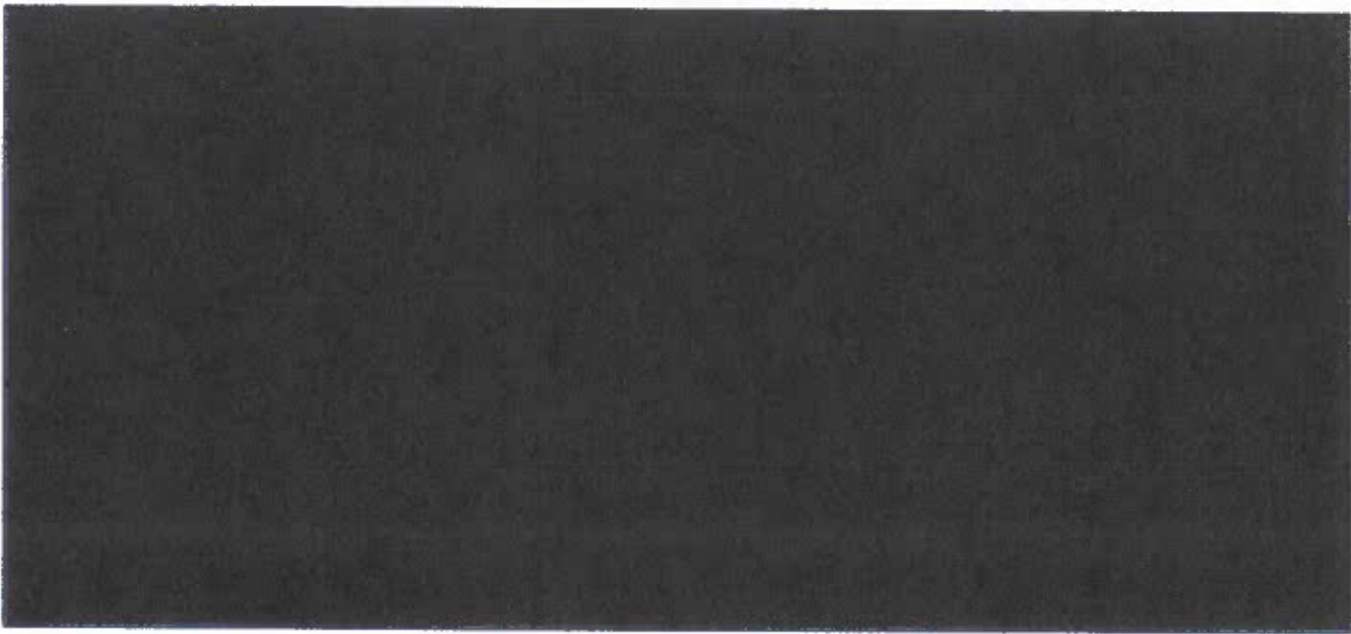


EXHIBIT 6



Jared Beilke

From: Jared Beilke
Sent: Wednesday, September 29, 2021 2:36 PM
To: jennifer@usclassactions.com
Subject: RE: Beilke v Greenberg

Dar Ms. Duffy,

Since my original email of September 14, 2021, we have had no response from you. I have asked if you had any recommendations for mediators, and your silence makes me assume that you do not. So, below is a list of mediators I recommend. Let me know if you and your clients agree to any of them.

Coleen Berg with Choice Mediation ([Website](#));

Susan Feder ([Website](#));

Barri Kaplan Bonapart <http://www.treelaw.com/about/bio.html>; or

Jim Hildreth <http://www.realestatemediation.org/>.

Thanks.

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC
 Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke
Sent: Monday, September 20, 2021 11:09 AM
To: 'jennifer@usclassactions.com' <jennifer@usclassactions.com>
Subject: RE: Beilke v Greenberg

Dear Ms. Duffy,

Please confirm that you got the below email and let me know if you have any recommendations for mediators

Sincerely,

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC
Los Angeles | Orange County | San Francisco
2400 E. Katella Avenue, Anaheim, CA 92806
Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

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Sent: Tuesday, September 14, 2021 3:36 PM
To: jennifer@usclassactions.com
Subject: Beilke v Greenberg

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Jared W. Beilke
Partner | Personal Injury & Employment Law

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Los Angeles | Orange County | San Francisco
2400 E. Katella Avenue, Anaheim, CA 92806
Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

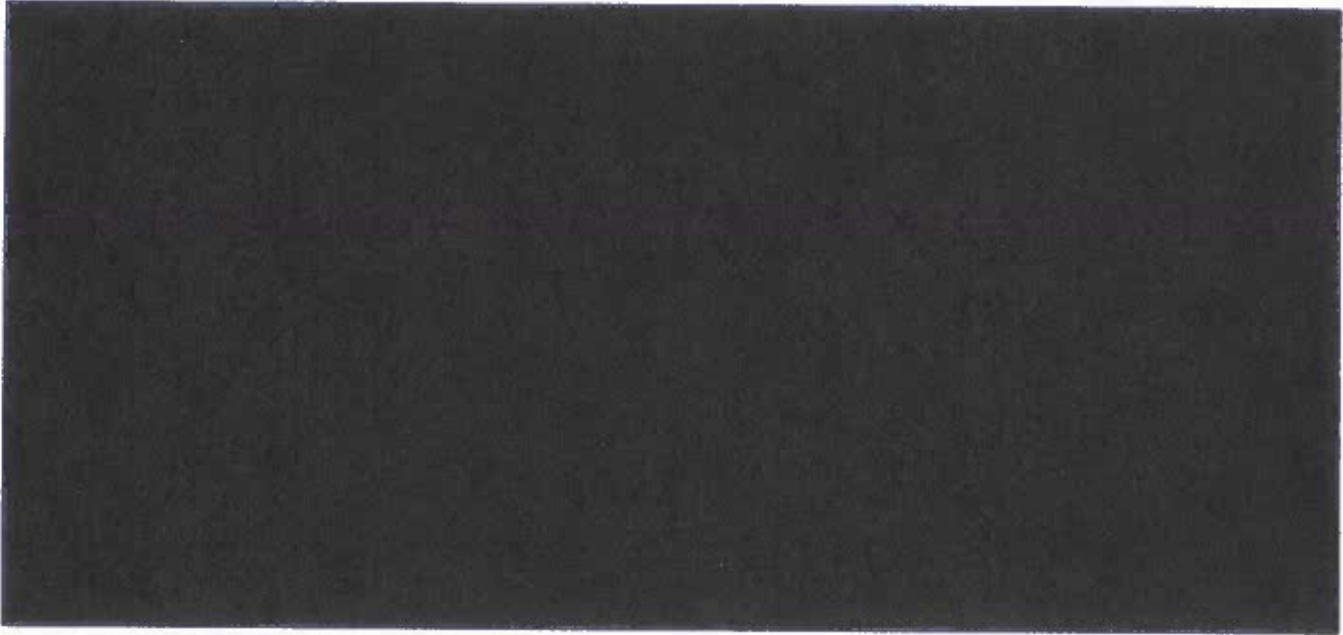
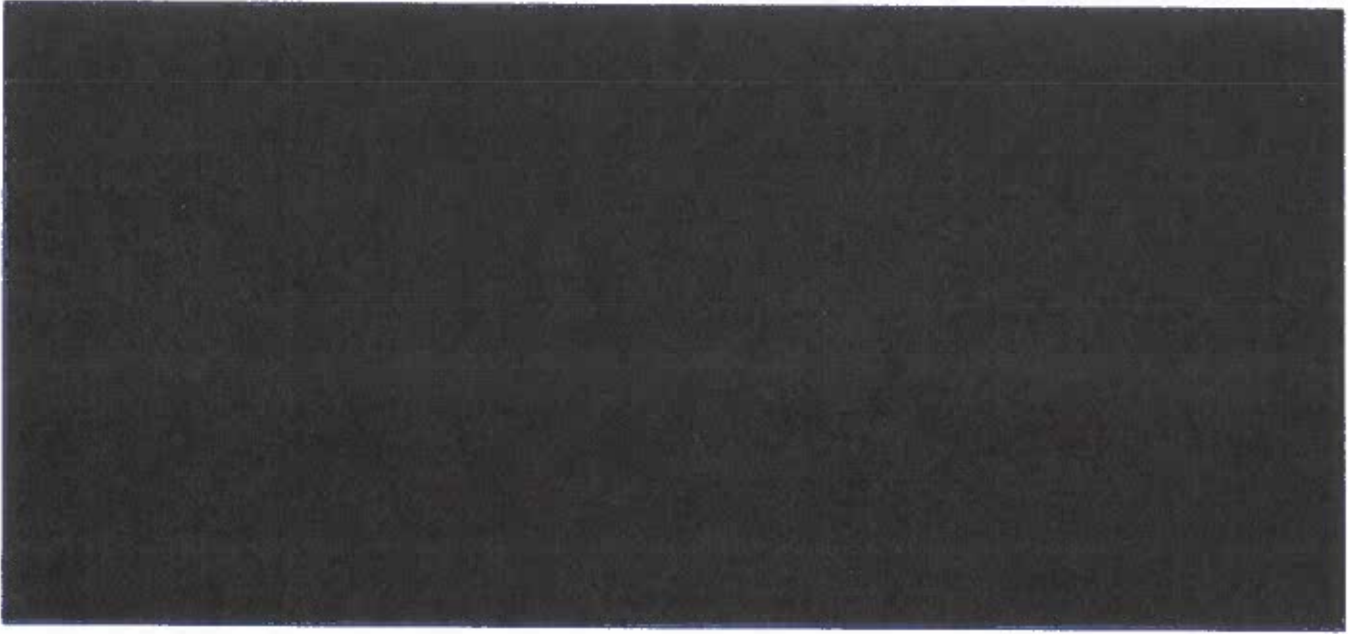


EXHIBIT 7



Jared Beilke

From: Jared Beilke
Sent: Monday, October 25, 2021 3:27 PM
To: jennifer@usclassactions.com
Subject: RE: Beilke v Greenberg

Dear Mr. Duffy,

Assuming you still represent the Greenberg's, you have failed to respond to my three prior emails, attached below and my 2 voicemail messages to you. Our 60 day deadline to select a mediator is approaching in the next 2 weeks. Please respond to me asap.

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC
 Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179
 jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke
Sent: Wednesday, September 29, 2021 2:36 PM
To: jennifer@usclassactions.com
Subject: RE: Beilke v Greenberg

Dar Ms. Duffy,

Since my original email of September 14, 2021, we have had no response from you. I have asked if you had any recommendations for mediators, and your silence makes me assume that you do not. So, below is a list of mediators I recommend. Let me know if you and your clients agree to any of them.

Coleen Berg with Choice Mediation ([Website](#));

Susan Feder ([Website](#));

Barri Kaplan Bonapart <http://www.treelaw.com/about/bio.html>, or

Jim Hildreth <http://www.realestatemediation.org/>.

Thanks

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC

Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke
Sent: Monday, September 20, 2021 11:09 AM
To: 'jennifer@usclassactions.com' <jennifer@usclassactions.com>
Subject: RE: Beilke v Greenberg

Dear Ms. Duffy,

Please confirm that you got the below email and let me know if you have any recommendations for mediators.

Sincerely,

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC
 Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

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Sent: Tuesday, September 14, 2021 3:36 PM
To: jennifer@usclassactions.com
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Sincerely,

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 Partner | Personal Injury & Employment Law

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 Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179

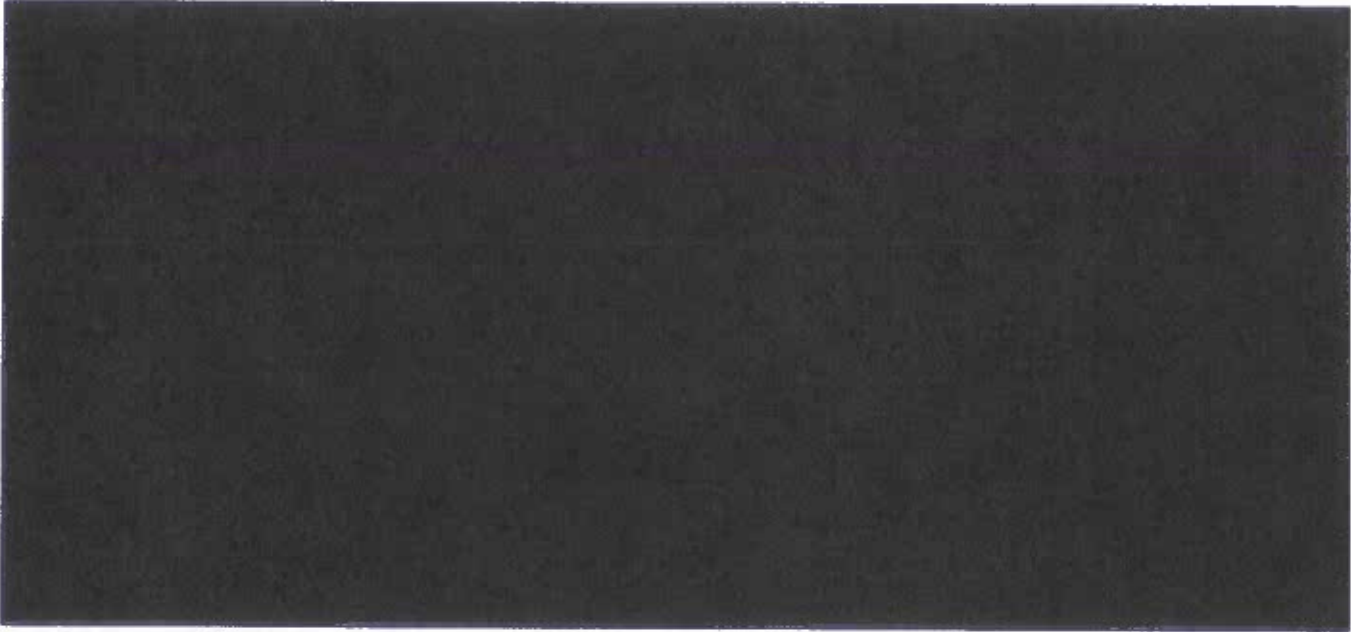
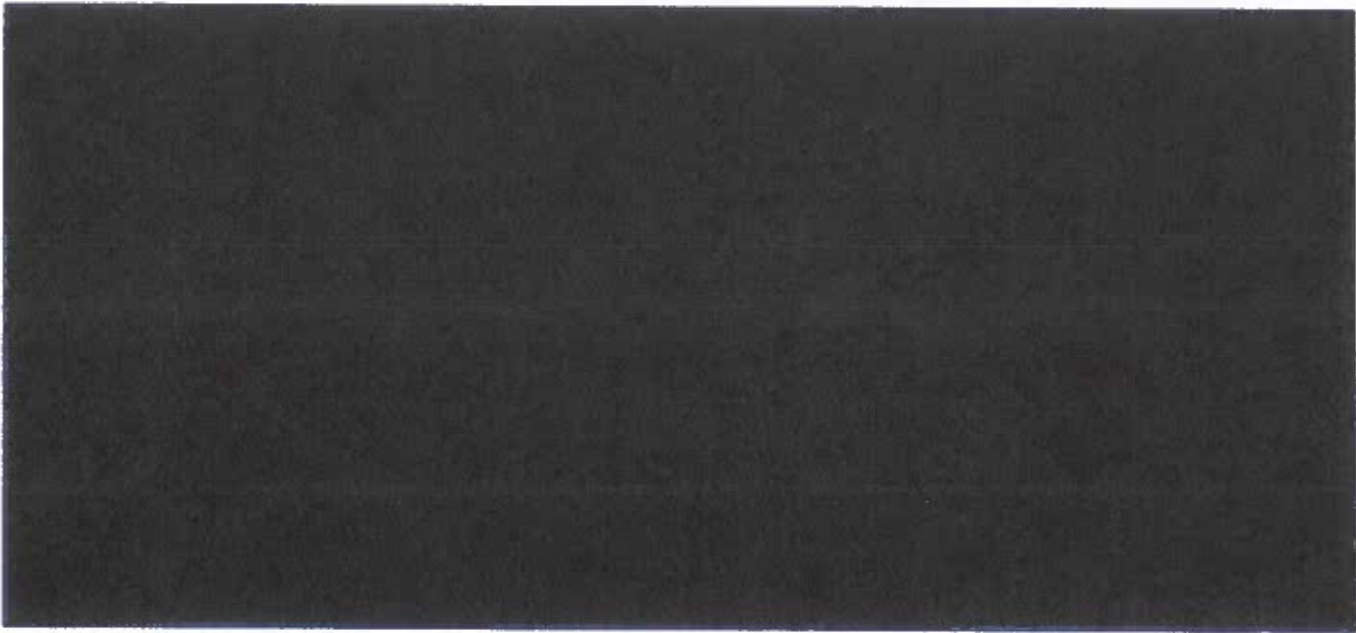


EXHIBIT 8



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NOV 15 2021

City of Rolling Hills

By _____

Mr. and Mrs. Jared and Michele Beilke
16 Georgeff Road
Rolling Hills, CA 90274

October 26, 2021

VIA CERTIFIED MAIL

Mr. and Mrs. Bruce and Linda Greenberg
2 El Concho
Rolling Hills, CA 90274

RE: Beilke v Greenberg
City of Rolling Hills View Preservation Ordinance (Chapter 17.26)
Follow-up to Step Two - Mediation (Step three - Hearing Before Committee on Trees and Views; Step Four - litigation)

Dear Mr. and Mrs. Greenberg:

This letter will confirm that we sent you a letter via certified mail on May 4, 2021, to initiate the reconciliation process provided by the City of Rolling Hills View Preservation Ordinance (Chapter 17.26). We received no response to said letter. This will further confirm that we sent you a second letter via certified mail on July 14, 2021, in an effort to move to Step Two in the City of Rolling Hills View Preservation Ordinance (Chapter 17.26) - Mediation. This will further confirm that on September 10, 2021, a letter was placed by our front door from an attorney named Jennifer Duffy (Law Offices of Jennifer Duffy), claiming that she represents you and that you would agree to and hereby request a mediation. This will further confirm that I have reached out to your attorney, Ms. Duffy, both via email and voicemail messages on September 14, 2021, September 20, 2021, September 29, 2021 and October 25, 2021, in an effort to select a mediator and mediation date. This will further confirm that I have received no response from Ms. Duffy to any of my communications.

We can be reached at 562.243.0748 if you have any questions or concerns.

Sincerely,


Jared W. Beilke

**U.S. Postal Service™
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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

\$ 7.33

Service

Mr & Mrs. Bruce & Linda Greenberg

2 EL CONCHO

Rolling Hills CA 90274

S. Form 3800, April 2015 PSN 7530-02-000-9047

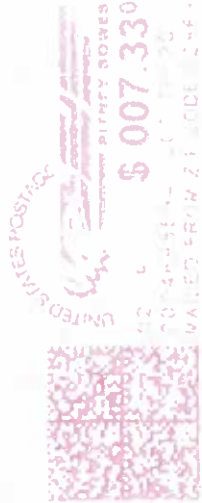
See Reverse for Instructions

Mr. & Mrs. Jared and Michele Beilke
16 Georgeff Rd
Rolling Hills, CA 90274

CERTIFIED MAIL®



7018 1130 0001 7199 1805



Mr and Mrs Bruce and Linda Greenberg
2 EL CONCHO
ROLLING HILLS, CA 90274

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NOV 15 2021

City of Rolling Hills

By _____

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR & MRS Bruce and Linda Greenberg
2 EL CONCHO
ROLLING HILLS, CA 90274



9590 9402 3631 7305 6708 94

2. Article Number (Transfer from service label)

7018 1130 0001 7199 1805

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

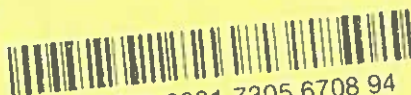
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR & MRS Bruce and Linda Greenberg
2 EL CONCHO
ROLLING HILLS, CA 90274



9590 9402 3631 7305 6708 94

2. Article Number (Transfer from service label)

7018 1130 0001 7199 1805

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

RECEIVED

NOV 15 2021

City of Rolling Hills

By

RECEIVED

NOV 15 2021

City of Rolling Hills

By _____

USPS TRACKING #



LOS ANGELES CA 900

NOV 2021 PM 8 L

4590 9402 3631 7305 6708 94

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Mr. and Mrs. Jared and Michele Belke
16 Georgeff Rd.
Rolling Hills CA 90274



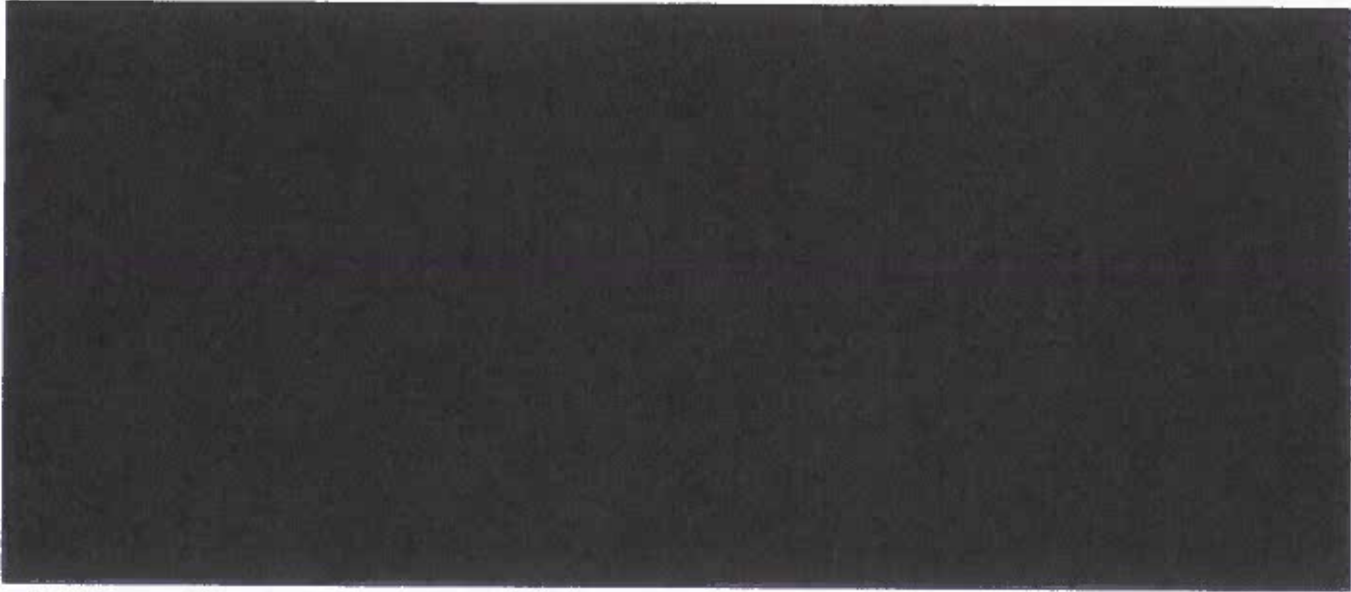
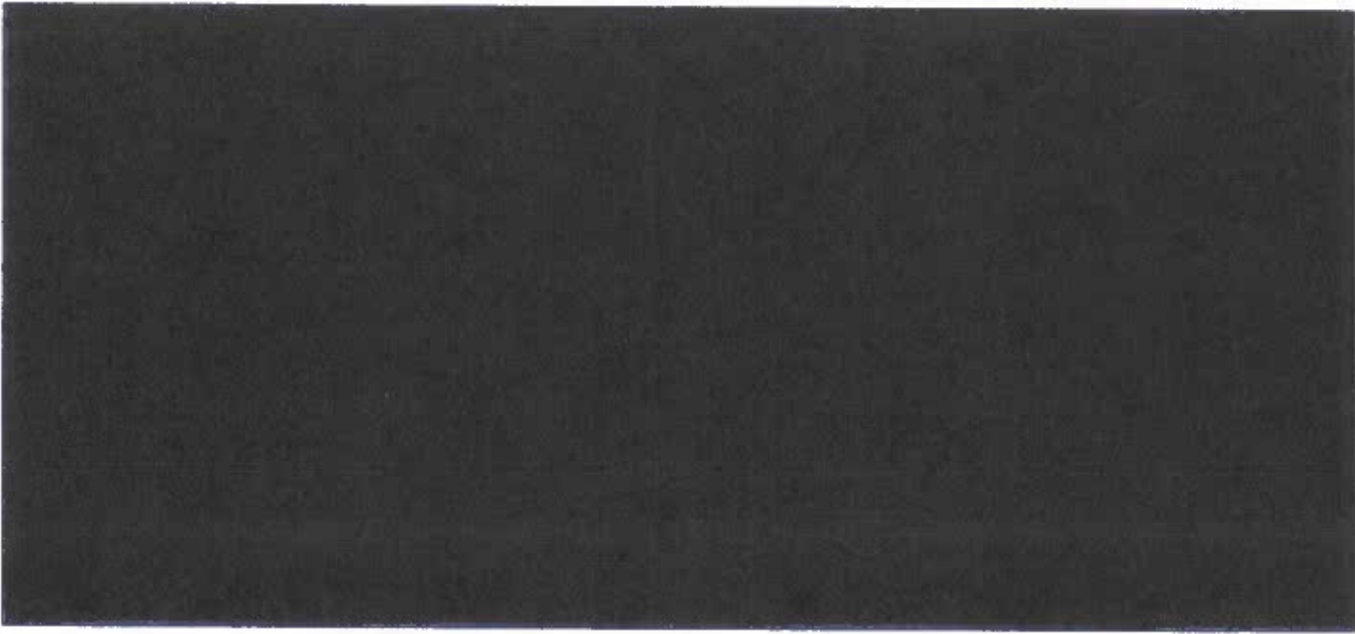


EXHIBIT 9



Jared Beilke

From: Jared Beilke
Sent: Monday, November 15, 2021 1:43 PM
To: sgrant@cityofrh.org
Subject: Fwd: Beilke v Greenberg

Sent from my iPhone

Begin forwarded message:

From: Jared Beilke <Jared@jmlaw.com>
Date: October 25, 2021 at 3:26:52 PM PDT
To: jennifer@usclassactions.com
Subject: RE: Beilke v Greenberg

Dear Mr. Duffy,

Assuming you still represent the Greenberg's, you have failed to respond to my three prior emails, attached below and my 2 voicemail messages to you. Our 60 day deadline to select a mediator is approaching in the next 2 weeks. Please respond to me asap.

Jared W. Beilke
 Partner | Personal Injury & Employment Law

JML Law, APLC
 Los Angeles | Orange County | San Francisco
 2400 E. Katella Avenue, Anaheim, CA 92806
 Main: 714-456-9176 | Fax: 714-456-9179
 jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke
Sent: Wednesday, September 29, 2021 2:36 PM
To: jennifer@usclassactions.com
Subject: RE: Beilke v Greenberg

Dear Ms. Duffy,

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Susan Feder ([Website](#));

Barri Kaplan Bonapart <http://www.treelaw.com/about/bio.html>; or

Jim Hildreth <http://www.realestatemediation.org/>.

Thanks.

Jared W. Beilke

Partner | Personal Injury & Employment Law

JML Law, APLC

Los Angeles | Orange County | San Francisco

2400 E. Katella Avenue, Anaheim, CA 92806

Main: 714-456-9176 | Fax: 714-456-9179

jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke

Sent: Monday, September 20, 2021 11:09 AM

To: 'jennifer@usclassactions.com' <jennifer@usclassactions.com>

Subject: RE: Beilke v Greenberg

Dear Ms. Duffy,

Please confirm that you got the below email and let me know if you have any recommendations for mediators.

Sincerely,

Jared W. Beilke

Partner | Personal Injury & Employment Law

JML Law, APLC

Los Angeles | Orange County | San Francisco

2400 E. Katella Avenue, Anaheim, CA 92806

Main: 714-456-9176 | Fax: 714-456-9179

jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke

Sent: Tuesday, September 14, 2021 3:36 PM

To: jennifer@usclassactions.com

Subject: Beilke v Greenberg

Dear Ms. Duffy,

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Jared W. Beilke
Partner | Personal Injury & Employment Law

JML Law, APLC
Los Angeles | Orange County | San Francisco
2400 E. Katella Avenue, Anaheim, CA 92806
Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

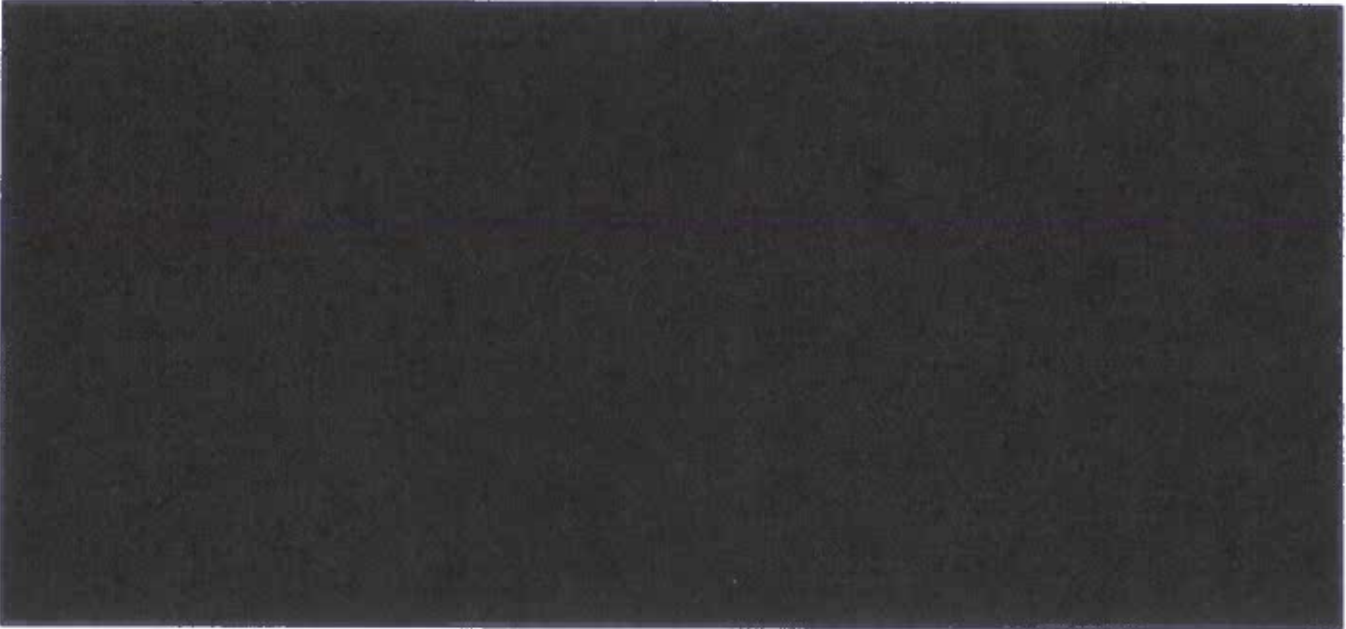
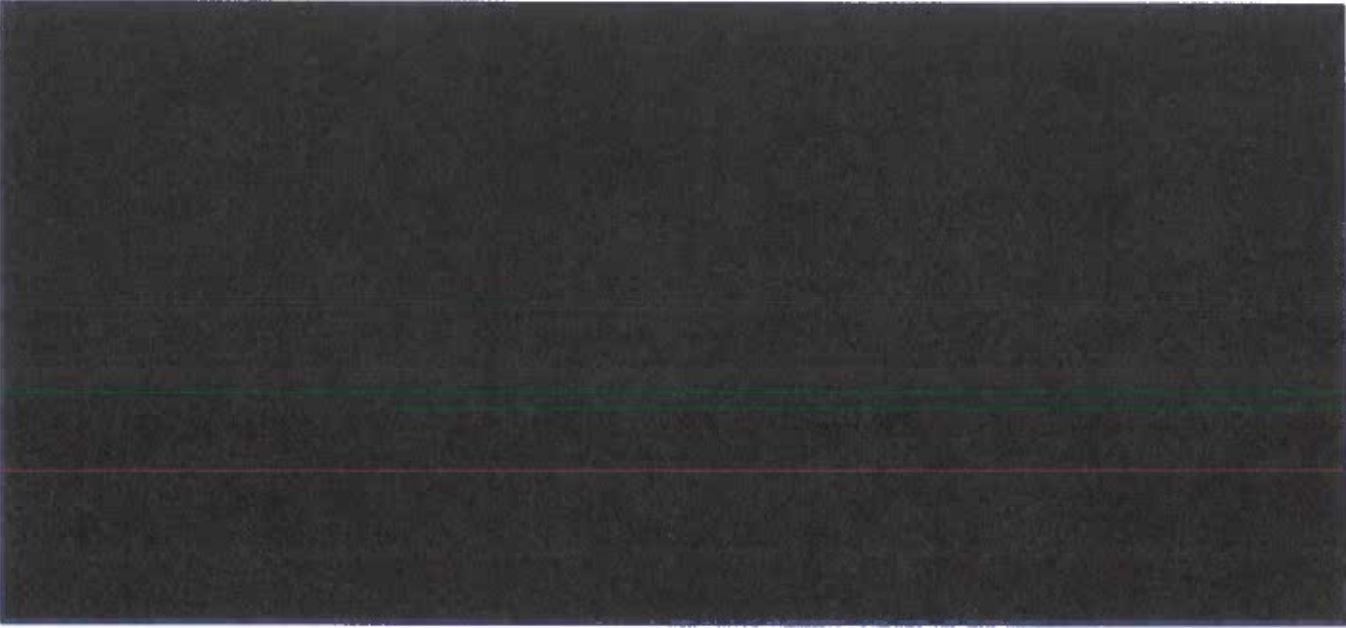


EXHIBIT 10



Jared Beilke

From: Jared Beilke
Sent: Monday, November 15, 2021 1:57 PM
To: SGRANT@CITYOFRH.NET
Subject: Fwd: Beilke v Greenberg

Sent from my iPhone

Begin forwarded message:

From: Attorney Jennifer Duffy <jennifer@usclassactions.com>
Date: November 9, 2021 at 10:18:56 PM PST
To: Jared Beilke <Jared@jmlaw.com>
Subject: RE: Beilke v Greenberg

Mr Beilke,
 My clients have indicated that Hon. Gail A. Andler (Ret.) is their mediator choice. If either you or your wife have had prior business or personal experience with Hon. Andler, please let me know so we can evaluate any potential conflict.
 Please let me know if you agree to this mediator.

Best Regards,

Jennifer Duffy

Jennifer Duffy
 Attorney at Law
 LAW OFFICES OF JENNIFER DUFFY
28649 S. Western Avenue
Suite 6571
Los Angeles, CA 90734
 310-714-9779
jennifer@usclassactions.com

From: Jared Beilke <Jared@JMLLAW.com>
Sent: Monday, October 25, 2021 3:27 PM
To: Attorney Jennifer Duffy <jennifer@usclassactions.com>
Subject: RE: Beilke v Greenberg

Dear Mr. Duffy,

Assuming you still represent the Greenberg's, you have failed to respond to my three prior emails, attached below and my 2 voicemail messages to you. Our 60 day deadline to select a mediator is approaching in the next 2 weeks. Please respond to me asap.

Jared W. Beilke
Partner | Personal Injury & Employment Law

JML Law, APLC
Los Angeles | Orange County | San Francisco
2400 E. Katella Avenue, Anaheim, CA 92806
Main: 714-456-9176 | Fax: 714-456-9179
jared@jmlaw.com | www.jmlaw.com

From: Jared Beilke
Sent: Wednesday, September 29, 2021 2:36 PM
To: jennifer@usclassactions.com
Subject: RE: Beilke v Greenberg

Dar Ms. Duffy,

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Barri Kaplan Bonapart <http://www.treelaw.com/about/bio.html>; or

Jim Hildreth <http://www.realestatemediation.org/>.

Thanks.

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From: Jared Beilke
Sent: Monday, September 20, 2021 11:09 AM
To: 'jennifer@usclassactions.com' <jennifer@usclassactions.com>
Subject: RE: Beilke v Greenberg

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Sincerely,

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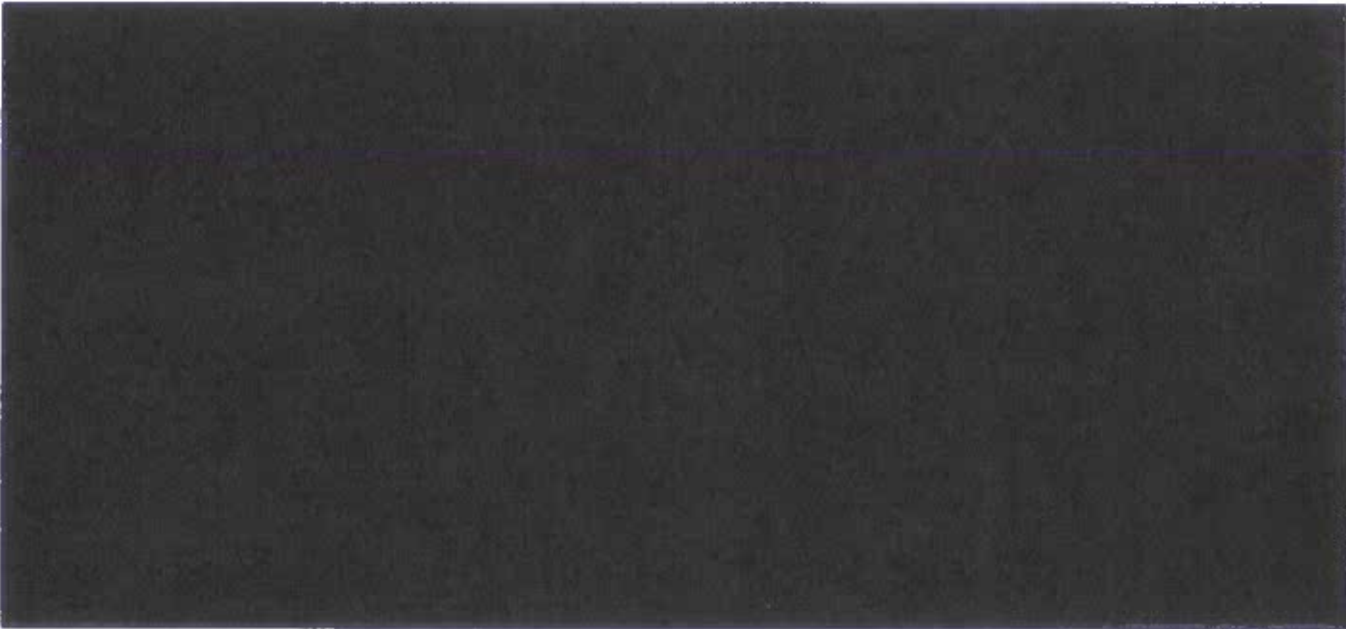
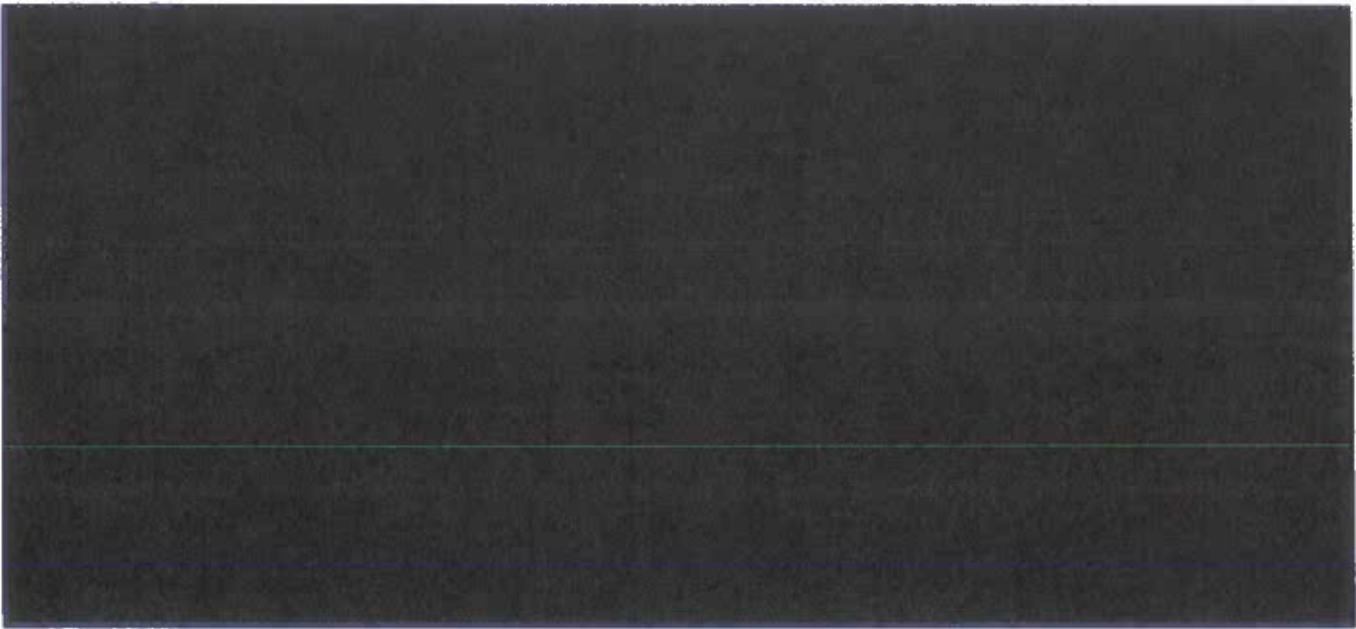


EXHIBIT 11



Jared Beilke

From: Attorney Jennifer Duffy <jennifer@usclassactions.com>
Sent: Thursday, December 2, 2021 4:18 PM
To: Jared Beilke
Subject: RE: Beilke v Greenberg

Mr Beilke

Following up on my email sent 3 weeks ago. Do you have a response?

From: Attorney Jennifer Duffy
Sent: Tuesday, November 9, 2021 10:19 PM
To: Jared Beilke <Jared@JMLLAW.com>
Subject: RE: Beilke v Greenberg

Mr Beilke,

My clients have indicated that Hon. Gail A. Andler (Ret.) is their mediator choice. If either you or your wife have had prior business or personal experience with Hon. Andler, please let me know so we can evaluate any potential conflict. Please let me know if you agree to this mediator.

Best Regards,

Jennifer Duffy

Jennifer Duffy
 Attorney at Law
 LAW OFFICES OF JENNIFER DUFFY
28649 S. Western Avenue
Suite 6571
Los Angeles, CA 90734
 310-714-9779
jennifer@usclassactions.com

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Subject: RE: Beilke v Greenberg

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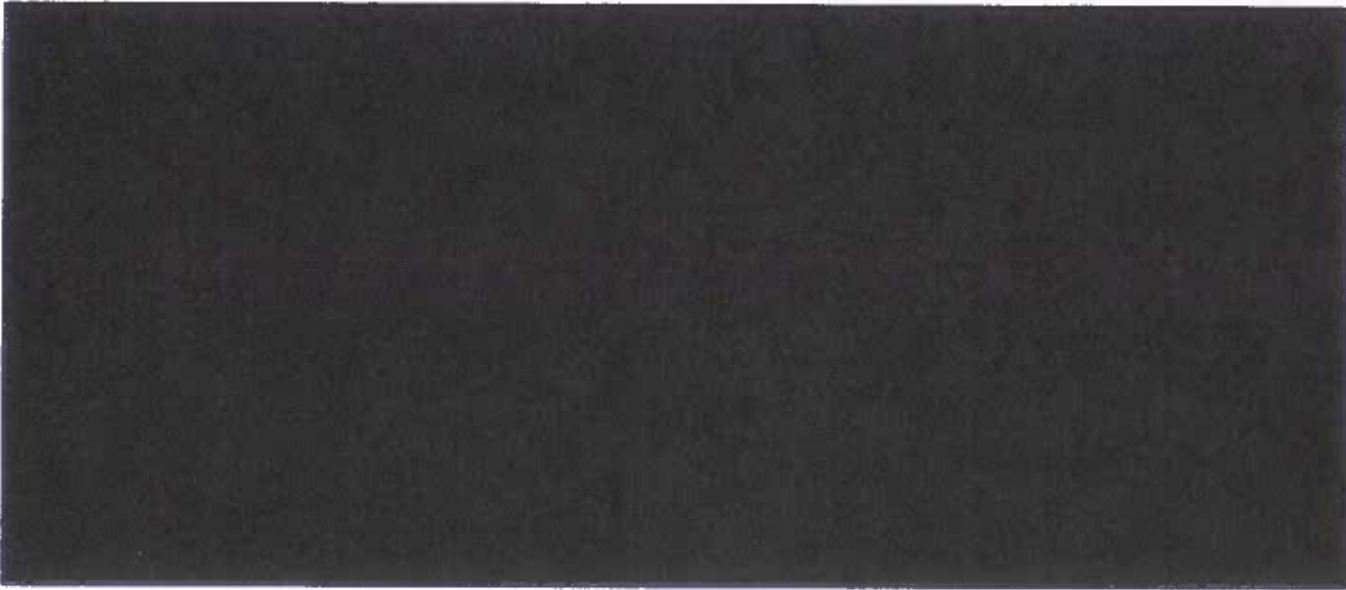
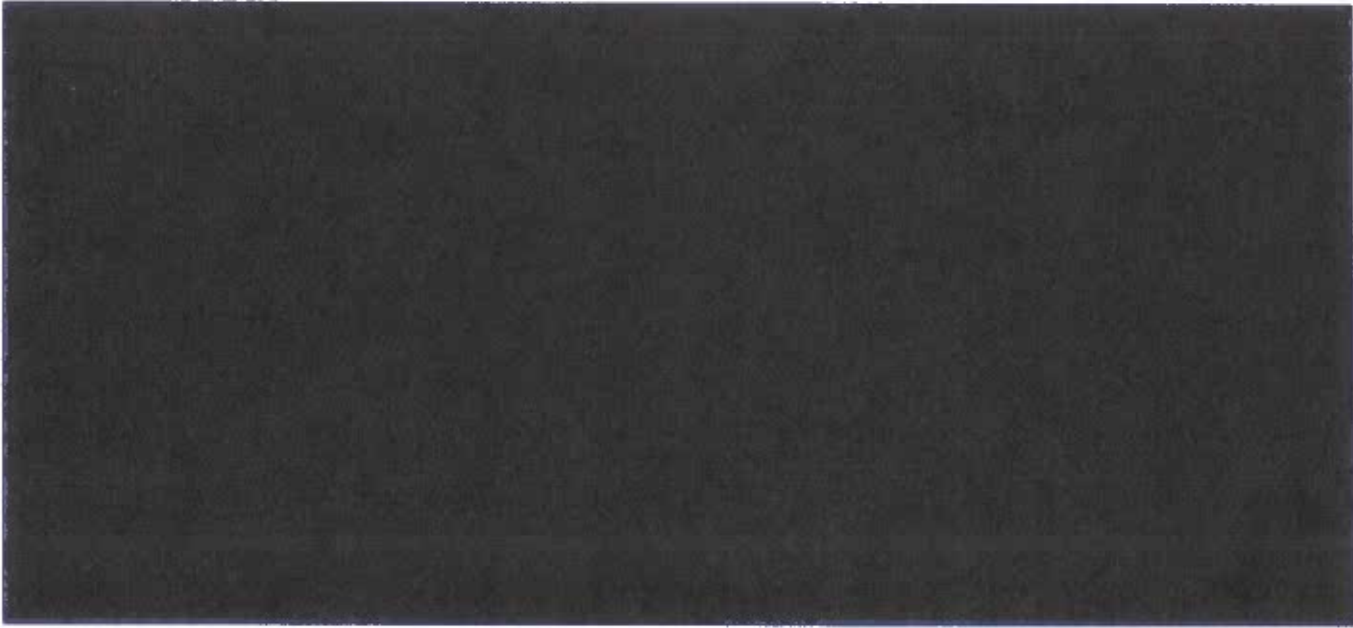


EXHIBIT 12



Jared Beilke

From: Jared Beilke
Sent: Friday, December 3, 2021 11:39 AM
To: Attorney Jennifer Duffy
Subject: Re: Beilke v Greenberg

Dear Ms. Duffy,

I never received the email you forwarded below from three weeks ago. I have also never received a response to any of the prior emails I sent you, as well as voicemails. Being that I did not get any responses from you and have continued to witness your clients violate the view ordinance as well as move dirt, build retaining walls, BUILD A SHED (directly blocking our view) and continuing to work in general in direct violation of both what has been approved by the city and the community association - we have filed a view complaint with the city of Rolling Hills. Your clients should be hearing from the city shortly if they haven't already about our complaint. Your clients continue to do whatever they want on their property without seeking the required approval. For example, the association has told your clients they could not build a shed where it currently is. They did so anyway and have since been told that it needs to come down and they have not taken it down. Due to the past conduct outlined in my original letter to your clients, as well as their continued intentional conduct of not complying with our cities laws, we have moved forward with our he complaint process.

Sincerely,

Jared W. Beilke

Sent from my iPhone

On Dec 2, 2021, at 4:18 PM, Attorney Jennifer Duffy <jennifer@usclassactions.com> wrote:

Mr Beilke

Following up on my email sent 3 weeks ago. Do you have a response?

From: Attorney Jennifer Duffy
Sent: Tuesday, November 9, 2021 10:19 PM
To: Jared Beilke <Jared@JMLLAW.com>
Subject: RE: Beilke v Greenberg

Mr Beilke,

My clients have indicated that Hon. Gail A. Andler (Ret.) is their mediator choice. If either you or your wife have had prior business or personal experience with Hon. Andler, please let me know so we can evaluate any potential conflict.

Please let me know if you agree to this mediator.

Best Regards,

Jennifer Duffy

Jennifer Duffy
 Attorney at Law

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Thanks.

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John Signo

From: Beilke, Michele J. <MBeilke@hunton.com>
Sent: Friday, March 11, 2022 1:19 PM
To: Jared Beilke; John Signo; Brian.Byun@bbklaw.com
Subject: RE: Beilke's response to delayed site inspection set for Tuesday, March 15, 2022 at 8:30 a.m. and response to Ms. Duffy's March 8, 2022 letter to Mr. Byun

Follow Up Flag: Follow up
Flag Status: Flagged

John,

It appears you received a copy. Please include this in the record too.

Thank you,

Michele

From: Jared Beilke <Jared@JMLLAW.com>
Sent: Thursday, March 10, 2022 3:51 PM
To: John Signo <jsigno@cityofrh.net>; Brian.Byun@bbklaw.com
Cc: Beilke, Michele J. <MBeilke@hunton.com>
Subject: Beilke's response to delayed site inspection set for Tuesday, March 15, 2022 at 8:30 a.m. and response to Ms. Duffy's March 8, 2022 letter to Mr. Byun

Caution: This email originated from outside of the firm.

Gentlemen,

Attached is a letter and exhibits from my wife and I responding to the City's decision to postpone the scheduled site inspection, set for March 15, 2022, at 8:30 a.m. and our response to Ms. Duffy's March 8, 2022 letter to Mr. Byun. Please let me know if you want to discuss or have any questions.

Sincerely,

Jared W. Beilke
Partner | Personal Injury & Employment Law

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John Signo

From: Linda Greenberg <lindapv@cox.net>
Sent: Friday, March 11, 2022 12:54 PM
To: John Signo; Elaine Jeng
Cc: Attorney Jennifer Duffy
Subject: Re: CTV - 2 El Concho / 16 Georgeff

Hon. Gail A. Andler (Ret.), who is a professional independent mediator is our first choice and the same name we initially provided to the Bielkes on November 9, 2021. If this is not acceptable, we would request a professional independent mediator from a large professional mediation service such as JAMS which only provides Alternative Dispute Resolution <https://www.jamsadr.com>. We would request the City provides the names of three neutral independent professional JAMS mediators as options and then the Greenbergs would exclude one, the Bielkes would exclude one and the remaining mediator would then be chosen.

Please let us know if you have any questions.

Thank you.

On Mar 10, 2022, at 10:08 AM, Attorney Jennifer Duffy <jennifer@usclassactions.com> wrote:

Thank you for your reply, John.
Linda will coordinate the choice of mediator directly with you.

From: John Signo <jsigno@cityofrh.net>
Sent: Thursday, March 10, 2022 8:47 AM
To: Attorney Jennifer Duffy <jennifer@usclassactions.com>; lindapv@cox.net
Cc: Brian Byun <Brian.Byun@bbklaw.com>; Jane F. Abzug <jane.abzug@bbklaw.com>; Elaine Jeng <ejeng@cityofrh.net>; Christian Horvath <chorvath@cityofrh.net>
Subject: CTV - 2 El Concho / 16 Georgeff

Hi Linda and Jennifer,

We will be cancelling the morning field trip but moving forward with the evening meeting. We will be recommending that the Committee refer the parties to mediation and adjourn the meeting for 60 days. We can recommend a mediator at the parties' request.

Best,

John F. Signo, AICP

Director of Planning and Community Services

<image003.jpg> **City of Rolling Hills – City Hall**
2 Portuguese Bend Road, Rolling Hills CA 90274
O: 310.377.1521