

BELL CANYON ASSOCIATION

30 Hackamore Lane, Suite 8
Bell Canyon, CA 91307-1001

December 28, 2011

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VENTURA REGIONAL
SANITATION DISTRICT

Mr. Doug Anders
District Manager
Triunfo Sanitation District
1001 Partridge Drive, Suite 150
Ventura, CA 93003-5562



Dear Mr. Anders:

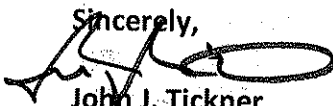
Supplementing our recent telephone conversation(s), the following is a little background on the matter we discussed, as well as the request that we would like submitted to the Board at their January, 2012 meeting.

The property in question is approximately .93 acres located in Bell Canyon, adjoining Bell Creek. The property is owned by the Triunfo Sanitation District, and for many years was leased to the Bell Canyon Association, which uses same for its maintenance yard, parking, and a children's playground/park. For many years we have been considering construction of a more permanent (and more attractive) maintenance facility. Thus, in 2003, when I was President of the Bell Canyon Community Services District (a Ventura County public agency), we offered to purchase the "excess" property for the nominal price of \$1.

At the time, the District did not want to consider sale of the property, but entered into a 20 year lease, with a one-time renewal option. The Association is again actively considering the construction of a Maintenance Facility, and the most desirable location is where it is presently located. However, we are reluctant to make a significant investment in such a facility without more certainty as to who owns/controls the land it sits on.

We would appreciate the Board reconsidering the offer of our Community Services District to purchase the property; however, we would be happy to explore other mutually acceptable alternatives. If it would be helpful, we would be happy to attend your January Board meeting to review this matter further.

Sincerely,


John J. Tickner
President

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Item 22