

This document has been created to preserve the emails sent and responses from Avalon/HOA

Puneet Gajria

August 27, 2021 at 5:07 PM

Re: [External] Brightview docs

[Details](#)

To: Melissa Brown, PCAM, Cc: Dianne Woelke, Wickus, Nancy, Stefanie Holmes, Jimmy Summers, SheanaNJoey, John Bright



Hi Melissa,

Thanks for the clarification.

I would recommend keeping all voicemails and emails intact as they may be needed at some point

To recap

1. Joey calls and leaves a message stating his dog was affect by rat poison per his vet
2. Christina retrieves the message and conveys that to you + a request for list of pesticides
3. You reply with a list of pesticides to Joey, but **do not include any rodent control information** in that initial email,

There is **no subsequent mention of rodenticides** when contacted by several home owners whose pets are now reporting similar symptoms and asking for information

Email flyer goes out to homeowner from you with a list of Brightview pesticides, but does not include rodent control information (Now, not every home owner gets this email & I wouldn't have known about it, if I hadn't asked my neighbor)

4. Rodenticide use continues well after pesticides are halted and this is **not mentioned by anyone on the HOA at the June & July HOA meetings**
5. Rodenticide and gopher bait list sent to Pete (me) after an email request in August, but that same information was made available to Nancy Wickus in July.

Thanks
Pete

Puneet Gajria

August 25, 2021 at 4:13 PM

Re: [External] Brightview docs

[Details](#)

To: Melissa Brown, PCAM, Cc: Dianne Woelke, Wickus, Nancy, Stefanie Holmes, Jimmy Summers, SheanaNJoey



Hi Melissa,

Please preserve all emails and voicemails as they may be requested in any future legal inquiry

Just to confirm

1. June 1, 2021 - Christine Sisk received a call from Joey Trecartin where he asked for a list of pesticides

The message relayed to you was a request for Brightview's pesticides

2. June 3, 2021 - You responded to my email stating

"Keep me posted. We have not sprayed to my knowledge in the last 4 weeks, except for once about 2 weeks ago.

I had another call earlier this week about another dog on Bellingham and their vet seemed to think it might be rat poisoning. "

1. Did you sent over the rodenticide information to Joey on June 1, 2021 ?

2. If he only asked about pesticides, then how would you know it was rat poisoning (above) and wouldn't that be a rodenticide ?

Thanks

Pete

Melissa Brown, PCAM

August 27, 2021 at 1:34 PM

[Details](#)

PM

Re: [External] Brightview docs

To: Puneet Gajria, Cc: Dianne Woelke, Wickus, Nancy, Stefanie Holmes, Jimmy Summers, SheanaNJoey

Hi Pete,

To respond to this email, please see below.

1. June 1, 2021 - Christine Sisk received a call from Joey Trecartin where he asked for a list of pesticides

The message relayed to you was a request for Brightview's pesticides **That would be correct, the request relayed to me was for the list of pesticides being used by Brightview.**

2. June 3, 2021 - You responded to my email stating

"Keep me posted. We have not sprayed to my knowledge in the last 4 weeks, except for once about 2 weeks ago.

I had another call earlier this week about another dog on Bellingham and their vet seemed to think it might be rat poisoning. "

1. Did you sent over the rodenticide information to Joey on June 1, 2021 ? **I sent over the pesticides being used by Brightview. I did put the following statement about in my email to Joey, "In terms of rodent control, we do have bait stations in various areas throughout the community, however they are locked and are not accessible by animals. I can get additional information on what is being used in those stations."**

2. If he only asked about pesticides, then **how would you know it was rat poisoning** (above) and wouldn't that be a rodenticide ? **I believe he mentioned that to Christina who mentioned it to me, which is why I added that comment to my email to him as I had not spoken with him directly and wanted to make sure I was clear that there was rodent control but that information was not included in the Brightview list.**

Sincerely,

Melissa Brown, CCAM-LS, PCAM

The Avalon Management Group, Inc., AAMC

3618 Ocean Ranch Blvd

Oceanside, CA 92056

Phone: (760) 481-7444 x103

Website: www.AvalonWeb.com

Fax: (800) 646-1887

☆ **Melissa Brown, PCAM**

January 27, 2022 at 4:09 PM

[Details](#)

Re: Glyphosate

To: Puneet Gajria, Cc: Dianne Woelke, Stefanie Holmes, Jimmy Summers



Hi Pete,

Please see my responses below:

1. What areas in Arrowood are currently being sprayed in Arrowood since it resumed ? **To my knowledge, only two places, the Teal Way frontage and the easement between Players and Bellingham.**

Per your last email Ditrac is still in wide use as a rodenticide.

Is there any additional rodenticide being used and if so where ? **Not to my knowledge.**

Please send over a map along with dates and times.

2. What was the selection criteria for picking BrightView ? **Brightview is the Association's contracted landscape vendor.**

Is this a company you have worked with in the past ? **Yes I have**

3. Per your email, you disclosed that you and the County investigator Nancy Wickus had worked together briefly in the past **There was a federal court case regarding this matter, which is public record, Zopatti vs. Rancho Dorado Owners Association. As I mentioned at the meeting last night, this case was not related to pets.**

I was given some information on the above and would like some clarification.

a. Nancy Wickus was investigating another HOA under your management where similar incidents occurred.

1. What was the HOA ?

2. Why was a county investigator involved ?

3. What pets were affected and how many died ?

Sincerely,

Melissa Brown, CCAM-LS, PCAM
The Avalon Management Group, Inc., AAMC
3618 Ocean Ranch Blvd
Oceanside, CA 92056

Phone: (760) 481-7444 x103
Website: www.AvalonWeb.com
Fax: (800) 646-1887

Melissa Brown, PCAM

February 21, 2022 at 10:46 AM

Re: HOA Meetings

[Details](#)

To: Puneet Gajria, Cc: Dianne Woelke, Stefanie Holmes, Jimmy Summers, Taylor E. Grider

Hi Pete,

The Board did review your request and as Officer Grider is not a homeowner, the Board declined your request for his attendance.

Sincerely,

Melissa Brown, CCAM-LS, PCAM
The Avalon Management Group, Inc., AAMC
3618 Ocean Ranch Blvd
Oceanside, CA 92056

Phone: (760) 481-7444 x103
Website: www.AvalonWeb.com
Fax: (800) 646-1887

Melissa Brown, PCAM

June 28, 2021 at 8:53 AM

[Details](#)



Re: Arrowood - Pesticide Use

To: Puneet Gajria, Cc: Wickus, Nancy, Dianne Woelke, Jimmy Summers

Hi Pete,

Please see my response below:

Per the information you gave me

1. You do not have access to any Brightview records - **Correct, I do not have any access to Brightview's company records.**
2. You do not have records or have not maintained any on frequency/dates/times spraying was done in Arrowood by Brightview **Correct, I do not have anything in the files as to what dates/times they were spraying, other than the knowledge that they are onsite Monday - Friday from approx. 7AM to 2PM and any spraying would have been completed between that time.**
3. Stefani contacted you in March, but there is no email correspondence and you indicated you reached out to legal.
Is this legal for Arrowood or legal for Avalon Management ? **The Association has consulted with their legal representation but no formal opinion has been requested.**
Could you shed some light on this ?
4. You mentioned you do know Nancy Wickus quite well and have worked together in the past ? **Perhaps this is taken a bit out of context, I do not know Nancy Wickus "quite well" but I have had contact with her in the past, approx. 10 years ago with another community. I am not sure if there are legal protections for people that make complaints or if the complaints to the AG department are confidential so I do not want to elaborate on why Nancy and I had contact in the past, however, Nancy may do so if that information is not protected.**
Could you shed some light on this ?

Sincerely,

Melissa Brown, CCAM-LS, PCAM
The Avalon Management Group, Inc., AAMC
3618 Ocean Ranch Blvd
Oceanside, CA 92056

Phone: (760) 481-7444 x103
Website: www.AvalonWeb.com
Fax: (800) 646-1887