

**From:** Bell Canyon HOA reception@bellcanyon.com  
**Subject:** 67 Ranchero / 171 Stagecoach - A Message From Mike Klein, BCA BOD Co-President & Legal Liaison  
**Date:** March 19, 2025 at 12:44 PM  
**To:** matmacman@me.com

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BH

March 19, 2025

Dear Neighbors,

Michael Robkin, ex-CSD president, recently sent a disturbing message to the community. He made assertions regarding recent exchanges between board members and respected, long-time Bell Canyon community members Jason and his lovely wife Joy. The letter Mr. Robkin distributed was written by Jason, Jonas. We do not question Jonas's motivation for the letter, as he may have been reporting what he has been told, and we completely understand his sentiments.

As communicated last week, in our effort to recapitalize the HOA, we have been working to sell its property at 67 Ranchero. The Farr's property sits at the end of the road to 67 Ranchero, and the Ventura Fire Department required the build-out of that road from 10 feet to 20 feet. Like so many issues we inherited, the problems associated with 67 Ranchero were not resolved.

As a result of the 20-foot requirement, I and other BOD representatives met with Mr. and Mrs. Farr to discuss the road easement. We had a cordial and friendly conversation along the path to share where the easement would affect their property. It was fun, courteous, and kind. We parted with a commitment to follow up.

The board later learned through the Farr's attorney that they did not want their landscaping close to their pool and did not believe the HOA had a right to the easement.

We later learned that the previous board, comprised of Co-President Eric and Co-President Lisa Riccomini, had demanded that the easement be enforced by December 23, 2022, that board directed a letter to the Farris stating the HOA's intention to enforce the easement and its intention to widen the road to 20 feet within two weeks.

That letter directed by the previous board can be seen by clicking the link below.

After a few emails between the lawyers. Our attorney wanted to respond to the attorney by making the same demand as the previous board had made. \ However, the last board's intended actions were extreme and looked for another approach or compromise.

alternative, a compromise.

To that end, we asked the buyer to see if the Ventura County Fire Department be flexible in their requirements rather than disrupting the Farris. We put the buyer. Mike Klein wrote HOA counsel instructing him to hold off any further action while we seek a better solution. See his message below.

----- Forwarded Message -----

**From:** "mklein4320" <mklein4320@aol.com>  
**To:** "Michael Rabkin" <mrabkin@wrslawyers.com>, "k2eegan@gmail.com" <k2eegan@gmail.com>  
**Cc:** "Sahil Shah" <SShah@wrslawyers.com>  
**Sent:** Wed, Feb 19, 2025 at 1:36 PM  
**Subject:** RE: Driveway easement

Hi Michael, let's hold off for a week the buyer applied for the 10 ft entry to the property from the fire department.

They said they would let him know in a week or two weeks.

That's  
Mike

To mitigate against false hope, we didn't share the efforts underway with the Farris but we did contact their attorney earlier this week with the positive news that the Ventura County Fire Department approved a 10-foot road. So, the road can be as is --- a perfect solution for the Farris and other neighbors.

We are highly disappointed in one of our board members, Steve Rasnick, who possessed all these facts from the last board meeting and/or from confidential communications like the one below. He then sent his community letter distorting known facts and played a role, here again, to make the board he serves callous and heartless.

He knew that if the Ventura Fire Department approved the 10-foot driveway, the Farris would no longer be asked to widen the driveway, and the Farris would not be disturbed. Please see the attached emails below showing Steve the statu

**From:** mklein4320 <mklein4320@aol.com>**Sent:** Friday, March 14, 2025 3:17 PM  
**To:** Kevin Keegan <K2eegan@gmail.com>; Bill Napier <bill@billnapier.biz>; Yossi Kviatkovsky <yossikv@gmail.com>; Melissa Raff <queenraff@flash.net>; ericdersom@gmail.com; Barry Schehr <schehr@reagan.com>; srasnick@gmail.com  
**Cc:** Michael Rabkin <mrabkin@wrslawyers.com>  
**Subject:** 67 Ranchero

It looks like David got approval from the fire department for 10 ft driveway.

Mike

Friends and neighbors, although sometimes it may not seem like it, progress made in many different areas of our beautiful community. We regret the misle messages Mr. Robkin or Mr. Rasnick sent and we will continue to deliver on tl we have made you. We intend to do so in a respectful manner.

You will likely hear more accusations from the same sources. Please give you benefit of the doubt until you get the whole story.

Mike Klein

BCA BOD Co-President and Legal Liaison

[Click here to view the letter from BCA Attorney WRSS&R](#)

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This message was sent to **matmacman@me.com** from **reception@bellcanyon.com**

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Bell Canyon Association  
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Bell Canyon, Ca 91307

  
Engage, WOW, and grow your audience