



The Willard Neighborhood Association

Steering Committee: George Beier • Doug Buckwald • Elizabeth Butler • Janet Byron
John Caner • Vincent Casalaina • David Cottle • Joe Halperin • Lynn Halperin • Conrad Lagasca
Marcia Levenson • Jane Miller • Rebecca Perry • Tim Ruckle • Zofia Rybkowski

November 13, 2008

Jan Stokely
Berkeley Student Coop
2424 Ridge Road
Berkeley, CA 94709

Dear Ms. Stokely:

I am writing on behalf of the Willard Neighborhood Association (WNA) Steering Committee, regarding the recent Berkeley Student Coop (BSC) arbitration filing against Michelle Pellegrin.

We have discussed this matter with Ms. Pellegrin, and we appreciated the opportunity for our representatives to meet with you to discuss this and related neighborhood issues. In addition, we will be meeting with HiP House representatives shortly to further our due diligence.

As you know, Ms. Pellegrin lived next door to the Château during its problem years. At that time, neighbors of the Château were involved in a number of serious conflicts with residents of the house over noise and other quality-of-life issues. In the years following settlement of the small claims lawsuit in 2005, the neighbors wanted to be supportive of the positive changes at HiP House and chose not to invoke its arbitration clause.

We agree with UC Community Relations that mediation is the preferable mechanism to resolve differences between neighbors and HiP House residents. Now that Ms. Pellegrin has reconsidered her position and is willing to undertake mediation, WNA urges BSC to withdraw its arbitration filing and enter into mediation.

We also feel strongly that there is pressing need to establish a permanent, non-adversarial procedure for addressing any conflicts that may arise in the future between HiP House residents and Willard neighborhood residents. We would welcome the opportunity to work with you, the HiP House management and UC Community Relations on developing such a procedure. We believe such a procedure could constructively address conflicts that arise periodically so as to keep them from escalating to the current level.

Sincerely,

Vincent Casalaina
President, Willard Neighborhood Association