

HILLER HIGHLANDS FOUR ASSOCIATION
30 Schooner Hill Oakland, CA 94618-2335

BULLETIN
Fourth Quarter 2003

BOARD OF DIRECTORS

President	Alan Reader - areader@orindatravel.com	To 2004	843-0384
Vice President	Liz Dickson - dickson@grubbco.com	To 2004	849-0801
Vice President	Bob Kuzma - robbil32@pacbell.net	To 2005	981-1445
Vice President	Bob Allen - rallen@rpa-llp.com	To 2005	548-9088
Secretary/Treasurer	Gordon Seligson - sixch@ix.netcom.com	To 2004	845-1216 fax-1403

Hiller Highlands Four Association is a Planned Unit Development ("PUD"), which operates under the provisions of California's Davis Stirling Act. An elected Board of Directors is responsible for operation of the Association, including enforcement of the various rules and regulations that are part of a PUD. Each owner and resident should have a binder with the current rules and regulations, if you are missing the binder or are not sure if the contents are current, contact the Secretary.

The September 2003 Board meeting included the following in addition to routine business:

- Discussed the increase in insurance premiums, which have almost doubled this year. The liability and umbrella policy premiums are being financed since there were insufficient operating balances at the time payment was due. We are working with our current broker and will be sending a request for proposal to other brokers in order to find the most cost-effective coverage when the policies are up for renewal.
- Since the phase two pigeon population appears to have decreased, decided to discontinue efforts on that subject.
- **Set the 2004 assessment at \$325 per quarter** (a \$25 increase from the current assessment) in order to cover any additional increases in insurance premiums. Payment coupons will be mailed in December.

Board meetings dates. The meetings are held on the third Wednesday of every other month at the Hiller Clubhouse starting at 7pm. Dates are November 19, January 21 and March 17; the 2004 general meeting will be on April 7 (which is the first Wednesday of April).

Some 70 residents and guests enjoyed the **Fall Social** on September 20th. It was particularly nice former residents Vince & Ruth Bochnak were able to join us for the evening. Many thanks to who helped with setup, bar tending (Phil Thompson), food service and cleanup.

FINANCIALS

The September 2003 income/expense statement and balance sheet are attached. Contact the Treasurer if you have questions.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Members: Bob Kuzma (chair), Keith Beckwith, George Innes, Christine Gehring, Barbara Reader, Liz Dickson, David Spellmeyer.

The committee completed the 2003 “walk-around” and owners can expect notification of required/suggested maintenance items in due course.

A reminder, you must obtain prior approval from the ACC before installing a satellite TV dish.

LANDSCAPE COMMITTEE

Members: Barbara Schindler (Chair), Gay Joyce, Rita Wieland, Gordon Seligson

Planning is underway on the **north entrance project**, which will be followed by the other major landscape projects – area above Captains Cove & Clipper Hill and the area above the guest parking.

STREETS, LIGHTING AND PARKING

Members: Robert Kreider (Chair – streets and lighting), Alan Reader (Chair – parking), Rita Wieland, Gordon Seligson

Replaced two street light covers on Captains Cove and reset three so that the covers are parallel to the street. Bob obtained the replacement covers at no cost to the association – thank you, Bob!

If you observe a streetlight not working or malfunctioning, please contact Bob Kreider at 649-0608.

CORE (City of Oakland Residents respond to Emergencies)

Hiller Four representatives: open (please feel free to volunteer)

<i>General information</i>
The association owns a 24' extension ladder , which can be borrowed as needed (for instance to replace smoke alarm batteries). Contact Gordon at 845-1216.
The illuminated exterior address numbers use two No. 57 automotive bulbs.
Operation of the high pressure sprinkler system , which runs along the north and east of the common area is controlled by valves which are located between 7 & 9 Schooner, 5 & 7 Captains Cove and beside 1 Clipper Hill (there is a red reflective marker that can be seen from the street at each location). There is a tool to facilitate operating the valve hanging on a short pole beside each valve. In the event of a grass fire: (1) locate the valve closest to the fire, (2) remove the round green plastic cover to expose the valve handle and (3) open the valve completely by turning the handle counter-clockwise. Call 911 as soon as possible to summon OFD. Once the fire is extinguished, reverse the process to shut of the sprinklers.
Testing of the Oakland Emergency Siren system will be conducted at noon on the first Wednesday of each month. Since Radio Oakland, 530 AM does not have a lot of broadcast power, it may not be available in the hills area, in which case you should check KCBS 740 AM or Oakland Cable Channel 10 (KTOP).

The Hiller Highlands Four Bulletin is published quarterly. If you have an item to be included, please let the Secretary know via a note in the 30 Schooner Hill mailbox or contact the Secretary.

ATTACHMENTS/ENCLOSURES/FILING

Document	File in Hiller Four Information binder
Bulletin	Section 8
Income/Expense and Balance sheets	Section 8