

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

**BULLETIN**  
**Second Quarter 2004**

**BOARD OF DIRECTORS**

<b>President</b>	Alan Reader - areader@orindatravel.com	To 2005	843-0384
<b>Vice President</b>	Bob Kuzma - robbil32@pacbell.net	To 2005	981-1445
<b>Vice President</b>	Bob Allen - rallen@rpa-llp.com	To 2005	548-9088
<b>Vice President</b>	Dick Saalfeld – dsaalfeld@axarosenberg.com	To 2006	843-1088
<b>Secretary</b>	David Spellmeyer – dspellmeyer@mac.com	To 2006	883-1951
<b>Treasurer</b>	Gordon Seligson - sixch@ix.netcom.com	To 2006	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 has been provide a “Hiller Four Info” 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 Board is saddened by the recent passing of **Philip Burch**, 7 Schooner Hill, and extends condolences to Julia and Alessandra, his wife and daughter.

The **May 2004 Board** meeting included the following in addition to routine business:

- Paul Goettich’s request for measures to prevent pets from doing their business in the common area immediately outside his home.
- Commitment to review and update all Rules & Regulations by the end of the year, as well as to review the CC&Rs to determine if an update is necessary.

**Board meetings dates.** The meetings are held on the third Wednesday of every other month at the Hiller Country Club starting at 7pm. Dates are July 21, September 15 and November 17. The meetings are open to all residents.

The **2004 annual meeting** was a resounding success – seventy people present and some 56 units represented in person or by proxy. A lively social hour was followed by a short business meeting. The new Board is indicated above.

The following **properties** are currently in transition, according to available information:

- 36 Schooner Hill – sold, new owners are Dennis & Margaret Goza
- 62 Schooner Hill – coming on the market
- 67 Schooner Hill – sale in process
- 17 Captain Cove – on the market
- 8 Clipper Hill – on the market

A fall “social” event is being planned, for mid- September. Any and all suggestions are appreciated – contact Gordon or leave a note in the 30 Schooner mailbox.

**FINANCIALS**

The April 2004 balance sheet is attached, contact the Treasurer if you have questions.

## INSURANCE

An updated Statement of Insurance Coverages is attached (yes, it was omitted from the First Quarter Bulletin). At this time we do not have an estimated cost for the various policy renewals (all the major policies expire on July 11).

### Flood Insurance

More on this subject, following on the item in the First Quarter Bulletin. An owner, who is insured with USAA, received the following quotes; which seem to indicate that flood insurance may be “cost-effective”:

Building coverage	Content coverage	Annual premium
\$20,000	\$5,000	\$136
\$75,000	\$18,000	\$231
\$150,000	\$38,000	\$293
\$250,000	\$60,000	\$351

**ARCHITECTURAL CONTROL COMMITTEE (ACC)** - Bob Kuzma (chair), Keith Beckwith, George Innes, Christine Gehring, Barbara Reader, Liz Dickson, David Spellmeyer.

“Final” letters regarding actions from the 2003 walk around are being sent to eight owners who have not replied. As part of the review and updating of the ACC Rules & Regulations, a fine for failure to complete requested actions (after discussions between the owner and the committee) will most likely be included.

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

**LANDSCAPE COMMITTEE** - Barbara Schindler (Chair), Gay Joyce, Rita Wieland, Gordon Seligson

As predicted, the above ground irrigation system is feeling it’s age. We have recently experienced a number of breaks in the PVC, some of which appear to be due to animals. If you hear water “running”, please contact Barbara immediately. As a last resort, water flow can be stopped by turning off the intake at the appropriate irrigation controller (the fixtures covered with green insulated covers).

Work is underway (and in some cases completed) on the several of the various projects authorized at the February Board meeting as indicated below:

- corner of Schooner Hill & Captains Cove, beside 1 Captains Cove
- hillside behind 1 – 9 Captains Cove
- between 19 and 21 Captains Cove
- end of Clipper Hill (along the guard rail)
- between 63 & 65 Schooner Hill
- between 68 & 70 Schooner Hill (along the guard rail)

**PARKING** – Dick Saalfeld (Chair) and other members of the Board of Directors

**STREETS & LIGHTING** - Gordon Seligson (acting Chair – streets and lighting), Rita Wieland, Robert Kreider (advisor)

The street surface slurry, which is due this year, will be deferred one year so that the EBMUD lateral replacement is completed first. Dryco representatives have reviewed the streets and it is their opinion that waiting a year will not have an adverse effect.

*Please report non-working or malfunctioning streetlights to Gordon at 845-1216.*

**CORE (City of Oakland Residents respond to Emergencies)**

Hiller Four representatives: Pauly Langguth, Acy Moore, Julia Burch

A special meeting was held on April 21<sup>st</sup> to discuss traffic issues. All Hiller Associations were represented, plus representatives from City of Oakland. After much discussion, it was agreed that there were four major “issues:

- Bentley school congestion – the school attendance is significantly over the permitted numbers, they have promised to reduce the enrollment when their new campus is completed.
- Highway 13 intersection
- Traffic from the Caldecott Tunnel going West on frontage road (including impact of a fourth bore and the Tunnel Road intersection – beside the Gateway Garden)
- General issues: additional stop signs, red curbs, etc.

Sue Piper intends to schedule a follow-up meeting, which will include CalTrans representation, as several of the issues involve CalTrans.

<i>General information</i>
<b>EBMUD’s emergency number</b> , when you see water flowing from beneath the street, as the result of a broken lateral, is 635-3000. Please call them quickly to avoid additional damage to our infrastructure.
The association owns a <b>24’ extension ladder</b> , which can be borrowed as needed (for instance to replace smoke alarm batteries). Contact Gordon at 845-1216.
The <b>illuminated exterior address numbers</b> use two No. 57 automotive bulbs.
Operation of the <b>high pressure sprinkler system</b> , 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 <b>Oakland Emergency Siren</b> 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 leave the information in the mailbox at 30 Schooner Hill.*

**ATTACHMENTS/ENCLOSURES/FILING**

<b>Document</b>	<b>File in Hiller Four Information binder</b>
Bulletin	Section 8
Income/Expense and Balance sheets	Section 8
Statement of Insurance Coverages	Section 6 – replace previous version