

HILLER HIGHLANDS FOUR ASSOCIATION

30 Schooner Hill Oakland, CA 94618-2335

BULLETIN

Third Quarter 2005

BOARD OF DIRECTORS

President	Bob Kuzma - robbil32@pacbell.net	To 2007	981-1445
Vice President	Pauly Langguth - pl2gs@sbcglobal.net	To 2007	549-9081
Vice President	Dick Saalfeld – dsaalfeld@sbcglobal.net	To 2006	843-1088
Secretary	David Spellmeyer – dspellmeyer@mac.com	To 2006	883-1951
Treasurer	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 provided 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.

Please visit the HHIV website at <http://www.hhiv.org>

Board meetings dates. The meetings are held on the third Wednesday of every other month at the Hiller Country Club starting at 7pm. The meetings are open to all residents. The remaining 2005 BOD meeting dates are September 21, November 16. Contact David Spellmeyer for questions about BOD meetings.

GENERAL

September Picnic and Street Party – Sunday, September 25th at 12 Noon!

Please join us for our September Picnic. This is always a well-attended event and a great way to get to know your neighbors and to catch up with each other. This year we would like to have a brunch and start a little earlier than in the past. Please RSVP on the attached flyer by depositing it in the mailbox at 30 Schooner Hill.

If you notice a violation of the Pets rules and regulations, please notify Bob Kuzma by e-mail or by sending a letter to the Association mailbox at 30 Schooner Hill. All complaints must identify the pet and pet owner and must include dates, times, location, and specific violation(s) of the rules. We are unable to follow up with anonymous complaints. If you believe that any rules and regulations are not being enforced, please send us a properly identified notice.

Volunteers

The Hiller Four Association is run entirely by volunteers who dedicate their time to maintaining our neighborhood for owners, residents, and visitors. Please contact any Board member if you would like to volunteer in support of your neighborhood.

Garbage and recycle containers should be set outside no earlier than Sunday evening or early Monday morning. This will help keep the general esthetics of our neighborhood and will keep us in compliance with the City ordinance.

Bentley School

The Bentley School has applied for a permit to allow them to increase their enrollment from 200 to 360 students. Additionally, they want to increase their hours of operation. The Hiller community has expressed concerns about a number of issues including: Traffic, public safety, emergency evacuation, noise, parking and accountability. If you want to add your voice to this discussion, please contact Sue Piper who is coordinating the efforts of the Hiller neighborhoods. Her email address is: Sue Piper sgpiper@sbcglobal.net. This group plans on meeting weekly.

FINANCIALS

The BOD has reviewed and approved the June 2005 financials. The July 2005 financials are attached. We are on track with the approved budget for 2005.

INSURANCE

An updated Statement of Insurance Coverages is attached. All the major policies have been updated and are effective until July 11, 2006. Total cost for the insurance policies is \$15,206, which represents a 5% increase from last year.

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

Recent changes in the architectural rules require that noted 2005 ACC compliance deficiencies be corrected within 180 days of notice. This places the compliance deadline on November 1, 2005. Please contact Bob Kuzma if you have questions about the ACC Inspection reports.

When replacing garage doors, please remove and reuse your old dark bronze mail slot. Architectural rules require the dark bronze slot. Anodized aluminum slots which most installers routinely use are not acceptable. Please contact the ACC beforehand if you need to replace the garage door and mail slot. Also remember that the color of the garage door must be an exact match the siding color. This usually means that it must be painted.

Please note that when having your house painted that you are responsible for ensuring that surrounding plants, trees, irrigation lines and adjacent properties are not damaged. If they are, you can be held responsible for the cost of repairs. We have noticed that painters who use spray equipment usually create a greater amount of damage from the overspray, as it settles on nearby plants and neighboring properties. When selecting a painter, please inquire about the application method used. The lowest bid may not be the most economical in the long run.

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

The City of Oakland has distributed to each homeowner the Vegetation Management Inspection Reports. ***If you have received a letter of non-compliance, please send a copy to David Spellmeyer immediately.*** The Association will handle any and all necessary corrections. There is no need to notify us if your home is in compliance.

We need you to report and identify any leaks or breaks in the Association's irrigation system. In most cases, you can hear the water running. This is the only real way to identify and repair the breaks. A supply of blue irrigation flags is stored under the 30 Schooner Hill mailbox and on top of the two emergency storage boxes located behind 23 Schooner and beside 49 Schooner. Please put a flag next to the break and report it as soon as possible.

The enhancement of landscaping above the guest parking area is complete. A project to replace and enhance the retaining wall between 5 and 7 CC has been approved. The total maximum project costs should be \$9,200.

Interested in helping with gardening chores at the Memorial and Gateway gardens? If you want to be alerted to upcoming "work days", please let Gordon Seligson know (845-1216 or a note in the 30 Schooner Hill mailbox).

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

We continue to have problems with a few residents not obeying the parking rules. The BOD has contracted with a towing agency to begin enforcement of the HHIV parking rules. To date, residents have responded to complaints about parking violations and no cars have been towed.

If you notice a violation of the Parking rules and regulations, please notify Dick Saalfeld by phone or by e-mail. All complaints must identify the car and car owner and must include dates, times, location, and specific violation(s) of the rules. ***No anonymous complaints will be handled.***

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

The damaged Comcast box has been repaired. A new sign for the visitor parking area has been installed. One cable box cover was damaged while the slurry was being applied, and has been replaced. Blue reflectors have been installed to identify the location of the fire hydrants. Gordon continues to work to fix the street sign at the intersection of Clipper Hill and Schooner Hill. It is being somewhat resistant to removal.



A reminder: the **maximum speed limit** on our private streets is 15 miles per hour. There have been several near misses on the Schooner Hill curves. Drivers should drive on the right-hand side of the street. Please drive more slowly when conditions dictate, such as fog, in the rain, or at night.



Please notify Gordon Seligson at 845-1216 if a streetlight is not working properly. This includes turning on late or staying on continuously – meaning the sensor has died.

CORE (Citizens of Oakland Respond to Emergencies) – Bill Hunt (Representative), John Eastman (Advisor).

Our CORE representatives for Hiller Four will be distributing an information form to every resident of HHIV. Please update your contact information on the confidential “Disaster Preparedness Information” form. This information provides valuable information to CORE responders in the case of a large scale emergency. Information includes emergency contacts as well as accessibility and special needs notifications. Please help CORE in their efforts to prepare our neighborhood for the next likely emergency. Forms should be completed and dropped in the mail slot at **70 Schooner Hill**.

GOVERNING RULES, REGULATIONS, FINES

Top Rules Violations: the Board and our Committees handle a number of requests each month regarding rules violations. As a courtesy, we list the top issues that face our homeowners and residents.

- **Pets**
 - Owners must pick up after their dogs.
 - All dogs must be securely confined within the premises or be on a leash at all times and must be controlled by a responsible person, including when in common areas.
 - No animal shall be left unattended on exterior decks or patios.
 - No person shall keep an animal that habitually howls, barks, or disturbs the peace.
- **Parking**
 - Cars may not be parked on the Association Streets (SH, CC, CH) for longer than 5 hours.
 - Residents may not park in the guest spots.
 - Guests may not park for longer than 72 hours in guest parking.
 - Cars in violation of the Parking Rules and Regulations are subject to fine and/or towing.
- **ACC**
 - Requests for architectural changes must be made in writing to the ACC well in advance of the proposed commencement of installation, to allow time for review by the ACC.
 - The ACC, in conjunction with the Board, conducts periodic “walk-arounds” to inspect the exteriors of the units and to note any corrective measures that are necessary to achieve compliance.
 - Owners of units requiring corrective action will be so advised and are expected to undertake the corrective measures in a timely manner. **Failure to comply within 180 days after notice from the ACC can subject the homeowner to a fine of up to five thousand dollars (\$5,000).**

Each of the governing documents is posted on the Hiller Highlands Four Association website at <http://www.hhiv.org/>:

- Articles of Incorporation

- Bylaws (revised 2001)
- Declaration of Covenants, Conditions, and Restrictions (CC&Rs revised 2001)
- Architectural Rules
- Landscape Rules
- Parking Rules
- Pet Rules
- Delinquent Assessment Collection
- Schedule of Monetary Fines
- Statement of Insurance Coverages

General Information
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 available at most auto stores.
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).
FOR TOWED VEHICLES: <i>The HHIV Board of Directors has contracted with Act Towing for all vehicle towing in enforcement of parking rules and regulations. Act Towing can be reached at 4800 East 12th St., Oakland, Ca 94601; phone: 510-534-3788 Fax:510-534-3839</i>

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

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