

Hiller Highlands Four Association

Quarterly Newsletter
Fourth Quarter 2005

30 Schooner Hill
Oakland, CA 94618

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.

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

Our website can be accessed to obtain Board of Directors meeting dates, agenda, minutes, past quarterly newsletters, the current rules and regulations, insurance coverage, and CC&Rs

September Social a Success

The Fall social, held on September 25th, was a success. Many of our community attended, ate lots of food, and got to know each other during the event. Special thanks go to those who volunteered their time and food and furniture: Suzanne Barr, Penelope Deleray, George and Sandy Innes, Pauly Langguth, Janet Saalfeld, Gordon Seligson, Hiroko Simmon, David Spellmeyer, and Shek Yu.

The event, one of two neighborhood get-togethers held each year, was rather cost-effective for the Association through the generosity of our neighbors!

Board of Directors

President - to 2007

Bob Kuzma
robbil32@pacbell.net
510-981-1445

Vice President - to 2007

Pauly Langguth
pl2gs@sbcglobal.net
510-549-9081

Vice President - to 2006

Dick Saalfeld
dsaalfeld@sbcglobal.net
510-843-1088

Secretary - to 2006

David Spellmeyer
dspellmeyer@mac.com
510-883-1951

Treasurer - to 2006

Gordon Seligson
sixch@ix.netcom.com
510-845-1216

Welcome to our new neighbors

David and Shannon Cereghino
61 Schooner Hill

York Chan
9 Captains Cove



Tom Kremen
63 Schooner Hill

Rosemary Paterson
46 Schooner Hill

Condolences

The Board and Members of the Association extend our condolences to the Castle Family on the passing of Nancy Castle

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.

2006 Board meetings dates

The Board of Directors meetings are open to all residents. They are held on the third Wednesday of every other month at the Hiller Country Club starting at 7 PM.

The 2006 BOD meeting dates are January 18, March 15, May 17, July

19, September 20, November 15, Contact David Spellmeyer for questions about BOD meetings.

Association Dues for 2006

At its November meeting, the Board set the 2006 quarterly assessment at \$350. This is the same rate as in 2005.

The Board approved a budget of \$112,000 for 2006 (attached).

Please be aware that the Board is working to keep dues low, it is entirely possible that dues increases might be needed to cover the ongoing costs of the Association. Landscape maintenance, insurance premiums, and water for irrigation all have seen increases in the past year.

Landscaping Service

The landscaping committee crafted a request for proposal for contracts to provide landscaping service for Hiller Four. The Board approved the proposal, sent it out for bids, and reviewed the proposals. The Board unanimously approved the continuing use of Cleary Brothers. They remain a very cost-effective provider. Thanks to Barbara Schindler, Pauly Langguth, and Bob Kuzma for working through the details of the proposals.



Lien Released

The lien noted in the Q1 2005 newsletter has been released.

CORE Update December 2005

As we prepare for 2006, I'd like to take the opportunity to provide an update regarding ongoing CORE (Citizens of Oakland Respond to Emergencies) activities. For those unfamiliar with CORE, it is part of the Oakland Office of Emergency Services and provides training in family and community emergency preparedness. I represent Hiller Highlands IV (HHIV) on the local CORE committee, which includes representatives from each of the phases within Hiller Highlands. Our key objectives are to promote safety awareness and training in household and community emergency preparedness. The central CORE program sponsors various events and training sessions that are designed to achieve these objectives. If you are interested in learning more about CORE, please contact me via phone, e-mail, or a note in my mailbox.

Bill Hunt Contact Info:

tel: 981-1445
mail: 7 Captains Cove
e-mail: robbil32@pacbell.net

Disaster Preparedness – Two Resources for Individuals with Special Needs

1. The California Office of Emergency Services (OES), in conjunction with the Independent Living Resource Center San Francisco, has developed a manual to help individuals with various disabilities prepare for earthquakes. The manual provides general tips for emergency preparedness, as well as tips that are specific to particular disabilities/circumstances such as:

- Mobility Impairment
- Psychiatric Impairment
- Visual Impairment
- Deafness/Hard of Hearing
- Chemical Sensitivities/
Environmental Illness
- Developmental or Cognitive
Disabilities
- Communication or Speech-Related
Disabilities
- Owners of Pets or Service Animals
- People who use Life Support
Systems

Since the manual is approximately 150 pages, I don't have copies for general distribution at this time. If you would like to receive a copy of the manual, please contact me (phone, e-mail, or note in my mailbox) and I will arrange to make one for you.

2. The Oakland Fire Department is currently constructing a registry to help identify individuals with special needs in the event of an emergency. This includes individuals with impaired mobility, vision, or hearing, as well as individuals with medical conditions that may require assistance during a disaster. If you are interested in learning more about this program, which is voluntary and secured within Oakland's 9-1-1 dispatch system, please contact me. I'd be happy to make you a copy of the forms to review and discuss them with you if you have questions.

HHIV Has Two Emergency Supply Boxes – Do You Know Where They Are?

You may be surprised to learn that two emergency supply boxes (i.e. sheds within wooden lattice enclosures) exist within HHIV that are stocked with some basic supplies to support phase residents in the event of a natural disaster. ***The boxes are located a) behind 23 Schooner Hill (at the northern junction of Schooner Hill & Captains Cove) and b) adjacent to the visitors' parking area on the south side of Schooner Hill.*** See attached diagram for locations.

The code for the combination lock is 9-1-1. Each of the two boxes contains materials that are intended to aid residents of HHIV during an emergency.

If anyone is interested in reviewing the contents of the boxes, which includes an FRS radio that supports communication between the various HH phases as well as contact with the local fire station, please let me know. I could either schedule some time with you 1-on-1, or provide a schedule of dates each month where I will be reviewing the condition of the boxes' contents.

Since none of us knows where we

will be when disaster strikes, it is in everyone's interest to be prepared.

by CORE Representative - Bill Hunt

Oakland Emergency Sirens

System is conducted at noon on the first Wednesday of each month. The test warning will last 15 to 30 seconds. In a real emergency, sirens would sound for three minutes.



In both cases, emergency officials want residents to go inside and tune in to KCBS-Radio (740 AM), or city radio and television stations, for further instructions.

Fire Suppression Sprinkler Valves

Our Fire suppression sprinkler system runs along the north and east of the common area and is controlled by valves which are located between 7 & 9 Schooner, 5 & 7 Captains Cove and beside 1 Clipper Hill. They are identified by the red reflective marker as seen from the street at each location. A tool to facilitate operating the valve hangs 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 the Oakland Fire Department. Once the fire is extinguished, reverse the process to shut off the sprinklers.

Most Common 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 parking area between 49 and 57 Schooner Hill.
- 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.

Architectural

- 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).

Landscaping

- All landscaping is the responsibility of the Association.
- Homeowners may not alter, remove, or prune existing plantings in the streetscapes or common area landscapes. Please contact Barbara Schindler with any requests (841-7753).
- Owners will be billed for any damage for any damage to the landscaping caused by painters, cable installers, contractors, or others working on the outside of your home.

Payment Coupons & Automatic Debit Forms

Payment coupons and First Bank remittance envelopes for those without automatic debits are enclosed.

Enclosed with this mailing is an application for automatic debit of your quarterly homeowner's assessment by First Bank. If you are one of the many owners who already have this in place, please disregard the application. There is no charge for the service. The debit is made on approximately the 7th business day of the first month of the calendar quarter. This saves you the trouble of writing a check and your payment is never

late!

If you are interested in using the service, please complete the application: enter your unit code from the payment slip (the first three characters are always HHF; followed by a two character street abbreviation – CC = Captains Cove, CH = Clipper Hill, CX = Charing Cross and SH = Schooner Hill; followed by your two [CC, CH, SH] or four digit [CX] address), enter the information and/or sign where indicated by a check mark, attach a voided check (not deposit slip) and mail the application to the address indicated on the reverse side. Contact the Treasurer if you have questions.

General Business Items from Committees

Streets & Lighting

Gordon Seligson - acting Chair;
Robert Kreider (advisor)

The bent street sign at the intersection of Schooner Hill and Captains Cove has been straightened.



If you see any of the street or path lights not working, call Gordon.

Financials

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

Parking Committee

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



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.

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.

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.**

Architectural Inspections

Architectural inspections for 2006 will occur in March or April. Please make sure that any outstanding items from the 2005 inspection are corrected.

Garbage & recycle containers

Thank you to all of our neighbors who set recycling and garbage bins outside no earlier than Sunday evening or early Monday morning.



This helps keep our neighborhood clean and attractive and keeps us in compliance with the City ordinance.

If you have questions about pickup times, need additional bins, etc.,

please see the official website at: <http://www.oaklandpw.com/oakrecycles/faqs/index.htm>

Holiday Tree Recycling

Free Pickup
January 2nd & 9th

- Place your clean, green holiday tree at the curb, next to your green yard trimmings cart on your regularly scheduled yard trimmings collection day.
- Remove all tinsel, ornaments, nails, and tree stands (metal or wood).
- Place trees curb side by 6 AM on collection day and no earlier than one day before.
- Trees must be no more than 5 feet tall. Cut taller trees in half.



Towed Vehicles:

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

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.

Attachments, Enclosures, and Filing

This bulletin and Income/Expense and Balance sheets should be filed in Section 8 of your Hiller Four Information binder

Contributions to the newsletter

Please contact David Spellmeyer if you would like us to consider material for the quarterly newsletter.

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at <http://www.hhiv.org>*

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Hiller Highlands - Phase IV

