

Hiller Highlands Four Association

Quarterly Newsletter

First Quarter 2006

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.

Hiller Highlands Four Association 2006 Annual Meeting

Wednesday, April 5th
Hiller Club House
Cocktail Buffet 6:00 p.m.
Business Meeting 7:30 p.m.

The Annual Meeting is the official business meeting of the Association. We elect officers to the Board of Directors - who represent the interests of the Association. Our Association continues to be run entirely by volunteers, which helps to keep our assessments low.

2006 Board Meetings Dates

March 15th
May 17th
July 19th
September 20th
November 15th

All meetings are scheduled
for 7 PM
at Hiller Country Club

Contact David Spellmeyer for
questions about BOD meetings.
The Board of Directors meetings are
open to all residents

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.

Welcome to our new neighbors

Barijot and Meeta Chanana
49 Schooner Hill

Message from the President

I sometimes find it hard to believe that I have been living in Hiller Four for more than six and a half years. Time has a way of moving swiftly even when we think we are paying attention to it. I have seen many positive changes over the time that I have been a member, and then an officer of this Association. But as I look back, I can mostly see the results of the hard work of the many people who were here before me. Sometimes, the issues I face as President are enough to keep me awake at night. But then upon reflection, I realize that these issues seem almost insignificant when compared to the challenges that the governing bodies and all members of Hiller Four had to overcome after the Oakland Hills firestorm of 1991.

Shocked by loss of life, home, and possessions, and by the loss of the essential stability of their lives, many residents nevertheless responded with extraordinary energy, fortitude, and commitment. They concentrated their efforts on rebuilding their lives, homes, and neighborhood. They cleared the hurdles of their many challenges and after expending great effort, left us all with a gift which now is the physical, social, and legally structured Association and neighborhood that we all enjoy today. From the stories I've heard and the documents I've read, I can say with confidence that thankfully, it is much less stressful being an officer of the Association in 2006.

I believe it is the better part of human nature, when a crisis of great magnitude hits, that people are drawn to become involved in finding solutions to their problems. It is part self interest and part a sense of community that leads people to take a greater responsibility for their condition. The result is that both the self and the community are enriched. I remember observing this phenomenon as a new resident of just two weeks, attending my first Association fall picnic. I was very impressed by the sight of so many people helping each other set-up, prepare and serve food, clean-up, and take charge of their neighborhood. I spoke with many people who talked about the Association with the same pride and responsibility that most people usually reserve for their prized rose garden or weed free lawn of Kentucky bluegrass on their suburban lot. It was heartening to realize that this was a neighborhood that people cared about.

Now that the rebuilding has long been completed, we have happily settled into a much less frenzied maintenance mode. Many of our homes are already showing the sun-bleached effects on their second coat of paint, and the vegetation has matured and grown so lush and tall that it's sometimes hard to keep up with it. Everything seems so well established that it's become far too easy to take the accomplishments of those who preceded us for granted.

Over the years many of you have donated your time and efforts to create the kind of neighborhood in which we enjoy living. Many of you have served for multiple terms in many roles, especially during the critical rebuilding period after the fire. As I write this letter, I want to recognize and thank all of those members, past and present, for helping to make our neighborhood the comfortable and beautiful place it is. For those past presidents, officers, chairpersons, committee members, building plan reviewers, parking enforcers, legal reviewers, dinner and picnic planners and clean-up crews, street light fixers, emergency
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planners, and untold others who have donated their time and energy; I want to extend my heartfelt thanks and gratitude for building the neighborhood we all now enjoy. You have amply demonstrated that a neighborhood is much more than a collection of houses. Without you, our lives and neighborhood would be far less comfortable and attractive than they are now. Without you, our Association would be less viable and prepared for our next emergency. Without you, and your energies, skills, determination, and commitment, this would just be an ordinary collection of Oakland streets. Thanks to you, our Association is much, much, more than that.

Our Association's operations rely on the volunteered efforts of its members to ensure that the business of the Association gets done. I want to encourage anyone who has not yet had the chance to become involved, to find out how they might donate their time and energy. The Board of Directors is intended to consist of members of the Association who serve for a two year term. Many members serve for much more than one term; sometimes because it is rewarding, sometimes out of personal obligation, sometimes because it is necessary. As the population of the Association is infused with fresh faces and families, it is essential that our governing boards and committees reflect our changing membership. The Association benefits from the perspectives and experiences of us all. For anyone interested in, or even thinking about contributing in any way to our community, please accept this invitation to attend the next scheduled board meeting at 7 P.M. on March 15, at the Hiller Highlands Country Club. We would enjoy meeting with you to discuss how we may incorporate your talents. If you are curious but not sure, please drop me a note, or email me at robbil32@pacbell.net.

The Board of Directors must be composed of a minimum of five voting members in accordance with the Bylaws and Articles of Incorporation. Each year we expect vacancies as the terms of a least two positions expire. I believe that the Association is best served by a combination of experienced and fresh perspectives. This rotation becomes an opportunity for all the new owners to become involved in some level of management of, or service to our Association.

So, what exactly does the Board of Directors do? Well, there is often some confusion among members as to the legal terms and roles involved. Please allow me to try to explain the terms and concepts. The wording, taken from our governing documents, specifies in precise language the basic purpose and obligations of the Board.

- The Board of Directors is comprised of homeowners who volunteer their time and efforts for a term of two years by taking responsibility for conducting the business and affairs of the Corporation.
- The Articles of Incorporation, the Bylaws, the Declaration of Covenants, Conditions and Restrictions, and the Rules and Regulations are the legal documents which created the Corporation and define the rights and responsibilities of the Association and its Members.
- The specific and primary purposes for which this corporation is formed are to maintain the landscaping, structures and facilities on the property, to provide insurance coverage for the common property and the owners thereof, and to provide those services and to do those things which are required or permitted by the Declaration of Covenants, Conditions and Restrictions.
- The Association membership is comprised of the owner(s) of each one of eighty lots with one vote per lot, within the boundaries established within tract 3358 of Oakland, California.

In summary; the Directors are the legal officers responsible for conducting the

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General Business Items from the Committees

Architectural Inspections

Bob Kuzma - Chair

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

Financials

Gordon Seligson - Treasurer

We ended 2005 with \$9,193.39 in the operating account, which has been transferred to reserves. There was one past due assessment payment and one prepaid payment as of 12/31/05.

- The CPA has completed her review and the Association's 2005 tax returns.
- The January 2006 financial report is attached.
- Contact Gordon if you want a copy of the review or have other questions.

Streets & Lights

Gordon Seligson - Chair

Gill's Electric resolved the problem with the street light at 40 & 42 Schooner Hill under warranty.

Please let Gordon Seligson know if you see a non-working streetlight. A couple of sensors seem to be on their last legs, keeping lights on longer than necessary – they will be replaced shortly.

The street slurry done last year is already showing some cracks after the heavy rains. Dryco has been contacted to review the situation, more information will be forthcoming.

Parking Committee

Dick Saalfeld - Chair

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.

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

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

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business of the Association, of which each Association member holds a one-eightieth interest, and the Board's responsibilities are to maintain and manage the interests of the Corporation which serve the common interests of the Association members.

Members of our Association sometimes confuse the role of the Board of Directors with the more commonly encountered roles of a customer service department, a conflict mediator, or of the hospitality industry. Although each Board member tries to be helpful to other Association members, and although we sometimes find ourselves partially acting in those commonly assumed roles, it is not our legally defined role. We are the Board of Directors of a corporation which serves the common interests of the Association. A future "Message from the President" column will address some of the governing principles.

The chairpersons and memberships of various committees are selected by the Board of Directors. The committees are assigned by the Board to manage such functions as landscape maintenance, architectural control, streets and street lighting maintenance, and parking enforcement. Like the Board of Directors, all committee members volunteer their time to the corporation.

During the past few years, I have listened to the comments of some residents suggesting that we should be more involved in certain activities, or to perform some action. To those of you who feel strongly enough to take action on behalf of your own suggestions, I encourage your participation in our Association. That is the nature and history of how things get done. We, the Board and Committees, do not do everything that every resident might wish. But we are more than willing to help you understand and navigate the system, this Association, and its corporate governance. If you wish to join us at our next board meeting on March 15th, we can together determine the best course to address your ideas.

For all new residents of the past few years, I challenge you to get involved in making this Association a community of which you are proud to be a member. The principle of members taking responsibility for this Association is long and strong. The bar has been set, and it is high; but it is also something that we should be able to maintain. At the end of the day, our Association is the sum of the energies involved in creating, building, and maintaining itself. It is not a product you purchase and then place a call to some helpdesk to repair. It is an active, living organization that requires care and feeding by its citizens on a regular basis. It is up to us to make it work.

When people ask what is so great about living in Hiller Four, they almost reflexively expect the answer to be "the view." And indeed the views are stunning, and undoubtedly add to the value and charm of our neighborhood. But these views existed forty years ago when this place was just a rock quarry; and few people would enjoy living in just a rock quarry. Instead, after living here for more than six years and serving in various roles I now know enough to say: It's the Association; the rules that allow and expect a higher level of behavior for the quiet enjoyment of one's home; a system that creates a neighborhood, bringing people together for a common purpose; clean, well maintained homes with beautiful landscaping and expertly groomed common areas; and the common understanding and expectation that our agreement to be part of an Association, will result in a higher quality of life. If your honest answer to that question is still just "the view," then I encourage you to become involved in the Association at some greater level to be able to appreciate the processes that transformed a rock quarry into the neighborhood of our chosen Association.

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.

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>

Emergency Preparedness Tips (the first of many!) For Seniors & People With Disabilities:

1. Tell your neighbors **NOW** if you cannot move well or quickly in an emergency and make arrangements for someone to check on you. Develop a personal support network of people who, following a disaster, will make sure that you have everything you need.

2. The most important supplies you will need include:

- Several Flashlights (by the bed and around the house, especially near the stairs and in kitchen and bathroom) The electricity may be out for a very long time.
- Battery Operated Radio (to listen for information about the disaster.) There is a model out now that includes a charger for cell phones.
- A minimum of 3 gallons of Bottled Water. (In bottles you can lift.)
- Supply of Canned/Dry Food and manual can-opener. (Don't forget pet food.)
- Whistle or loud bell (to attract attention).
- Extra Batteries (for flashlights, radio, hearing aide or other personal devices.)
- First Aid Kit and a 3-day supply of all prescription medications.

One of the reasons we never seem to get around to gathering our emergency supplies is that the list of what we need is rather overwhelming. Start with the above and then continue to add to it. We will continue to make suggestions in each of our newsletters.

New Home Improvement Contract Law in Effect

The Contractors State License Board (CSLB) has recently released an Industry Bulletin to remind all consumers and contractors that new requirements for home improvement contracts went into effect on January 1, 2006.

The new requirements for contracts include:

- Everything must be in writing - contracts and any changes to contracts (no matter the amount).
- Creation of a separate "Service and Repair Contracts" (Contract is: \$750 or less, buyer initiated contact and 3-day right to cancel ends when work starts).
- The description of the contractor's license classification is now required (cement, electrical, etc.).
- Contractors must now state that either they are exempt from workers compensation requirements or they have that insurance because they have employees.
- Finance charges must be listed separately from contract amount.
- Swimming pool contract down payments are now the same as for other home improvement contracts— \$1,000 or 10 percent down, whichever is less.
- The Three-Day and Seven-Day "Right to Cancel" triggered when buyer receives a copy of written agreement.

Reproduced from the ECHO Journal, January 2006



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.

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.

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.

Hiller Highlands Four Association Board of Directors

President - to 2007

Bob Kuzma
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510-981-1445

Vice President - to 2007

Pauly Langguth
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510-549-9081

Vice President - to 2006

Dick Saalfeld
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Secretary - to 2006

David Spellmeyer
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510-883-1951

Treasurer - to 2006

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

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>

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