

Hiller Highlands Four Association

BULLETIN
Fourth Quarter 2008
30 Schooner Hill
Oakland, CA 94618
Web site: www.hhiv.org

From the President – Pauly Langguth

We have taken care of the National, State, County and City matters; and now it's time we got back to the business of the government closest to home, our Association's Board and Committees. You are probably tired of reading small print about issues that really don't keep you up at night; however, the attached documents are important because they have to do with living in your home and your immediate neighborhood. The Rules and Regulations we all agreed to abide by when we moved in are there for very good reasons. The largest percentage of problems and concerns the Board encounters stem from the fact that owners and renters didn't take the time to become familiar with our CC&R's. Please don't hesitate to ask for clarification if you read anything you don't understand. And, plan to attend a Board Meeting to learn how you can take an active role in this most local of your governing bodies.

Wishing you all the happiest of Holidays.

Board of Directors

Unless otherwise announced, the meetings are held at the Hiller Country Club on the third Wednesday of the odd numbered months starting at 7pm and are open to all residents of Hiller Highlands Four Association; however California law requires that some types of business must be conducted in executive (closed) sessions. A meeting agenda will be distributed to all residents and absentee owners (the latter via U.S. Mail) one week prior to each meeting.

Future Board Meeting Dates; Wednesdays:

Nov 19, 2008
Jan 14, 2009
Mar 18, 2009

Please note that the 2009 annual **general meeting** will be held on Wednesday, April 1,

2009, preceded by a social hour starting at 6pm.

Attachments

As required by state law, copies of current association Rules and Regulations (ACC, Landscape, Parking & Pets) as well as the Schedule of Monetary Fines and the Statement of Insurance Coverage are attached. These, as well as the governing documents, are also available on the Hiller Four website. We recommend that you file these in your Hiller Four Information binder (if you don't have a binder, please let the Secretary know and we will provide one).

Treasurer's Report – Bob Kuzma

Owners will be provided information about the 2009 budget and assessment payments via a separate mailing in the next few weeks. The good news is that the quarterly assessment amount has not been increased for 2009.

Please contact me if you want the forms necessary to establish automatic debit of the quarterly payments by First Bank from your checking account. I urge everyone to take advantage of this easy payment method.

Architectural Control Committee – George Innes

Smoke Alarm Blues

When one or more of your smoke alarm fixtures starts chirping intermittently, it's time to change the battery (most, if not all, HHIV homes have a hard-wired smoke alarm system with a battery back-up for power outages). Replacing batteries in fixtures located in high, vaulted ceiling areas requires a very tall stepladder or an extension ladder, and can be a real pain in the neck, especially if the chirping begins at 2AM!

Most residents routinely replace the batteries on a regular schedule to avoid the early-morning wake-up. However, another approach

is to install longer lasting batteries. One of our members, Bob Kuzma, reports that he has installed 9 Volt Lithium batteries made by [Ultra-life](#), which are made specifically for smoke alarms to last about ten years. The model number is U9VL-X.

In this same vein, we recently discovered a new smoke alarm manufactured by Kidde, called Silhouette, which features a battery that does not need to be replaced. The regular AC power that is wired into the smoke alarm system keeps the battery charged, and recharges it after a power outage. We do not know of anyone who has looked into possible installation of this product. However, if you would like to check it out, Kidde's website is: www.kidde.com, select Kidde Residential Home.

Garage Doors

The garage doors originally installed on most of our homes was made of wood and, over time, have tended to develop sagging and splitting problems. Many of our members have replaced their garage doors with metal clad doors that seem to be far superior to the old wooden ones, in terms of durability. If you are considering a door replacement we are aware of vendors that have been used by two of our members, with positive results. They are:

- Connors Overhead Door, El Cerrito, (510) 234-5121
- Action Overhead Door Co., Oakland, (510) 562-3435

As a reminder, if you replace your garage door, the new door must be painted to match the color used on the lapped wood siding of your home. If you plan to replace your garage door please advise the ACC ahead of time and indicate when you expect the work to be done.

Roofing Material Name Change

As specified in our Architectural Rules, the roofing shingle product for the sloped roofs is *Celotex Presidential* and the color is *Shadow Gray*. Celotex has recently been acquired by CertainTeed Products. CertainTeed continues to manufacture an identical product under the name *CertainTeed Presidential*, and it is available in the *Shadow Gray* color. The roofing information in the Architectural Rules will be updated accordingly.

Service Providers

Some of our homeowners have reported positive results with work recently performed by the following service providers:

- Appliance Repair & Sales: Galvin Appliance, Albany, (510) 527-2244
- Duct Cleaning (furnace, bath fan & dryer vents): Air Doctor, 800-584-5941
- Carpet Cleaning: Bob's Khem-Clean, Alameda, (510) 839-0468

If you've used the services of a handyman, painter, or other home service provider, with positive results, and would like to recommend them to your neighbors, please drop a note with the pertinent information in the HHIV mail box at 30 Schooner Hill.

2008 Home Inspections

As reported in the Q3 Bulletin, members of the ACC conducted an inspection of the exterior of the 80 homes in HHIV. In September, each homeowner received a comment letter reflecting the outcome of the inspection. The Board and the ACC appreciate your attention to any corrective action items noted for your property. We've already heard from some of you confirming that you have completed the corrective action, or plan to do so soon. Your cooperation is very much appreciated.

Solar Energy Rules

At its September 19th meeting, the Board approved the Solar Rules as distributed with the Q2 2008 Bulletin.

Bentley School – Linda Harris

The City of Oakland has released the Draft Environmental Impact Report regarding Bentley School - see the attached notice, which also indicates how you can download or obtain a copy of the 170+ page report. The 45-day comment period ends 12/11/08; therefore time is of the essence. Contact me at 510-548-1633 if you are willing to assist with the review process and/or speak at the hearing. We need your help!

Contact Names & Numbers
Board of Directors

President

Pauly Langguth (3 CC)
pl2gs@sbcglobal.net
510-549-9081

Vice President & Treasurer

Bob Kuzma (7 CC)
robil32@pacbell.net
510-981-1445

Secretary

Cheryl Brodsky (50 SH)
clbrodsky@sbcglobal.net
510-548-8866

Director (& Parking Chair)

Dick Saalfeld (5 CC)
dsaalfeld@sbcglobal.net
510-843-1088

Contact Dick regarding parking violations.

Director (& CORE Rep)

Helen Marshall (1 CH)
helen.bayareahomes@gmail.com
510-704-0500

Committees

Architectural Control Committee

Chair

George Innes (2 CH)
georgeinnes@sbcglobal.net
510-486-1902

Members

Bob Kuzma (7 CC), Keith Beckwith (14 SH),
Helen Marshall (1 CH)

Landscape Committee

Chair

Barbara Schindler (1 SH)
510-841-7753

*Contact Barbara regarding landscaping requests
and to report irrigation leaks.*

Streets and Lights Committee

Chair

Gordon Seligson (6 CH)
sixch@ix.netcom.com
510-845-1216

*Contact Gordon to borrow the 24' extension ladder
and to report non-working streetlights.*

Welcome Committee

Chair

Janet Saalfeld (5 CC)
510-548-1088

Oakland Police 510-777-3211

Oakland Fire 510-444-1616

Berkeley Police 510-981-5911