

# Hiller Highlands Four Association

Quarterly Bulletin  
Third Quarter 2009  
30 Schooner Hill  
Oakland, CA 94618  
Web site: [www.hhiv.org](http://www.hhiv.org)

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From the President – Cheryl Brodsky

## “AN INCONVENIENT TRUTH”

### **Top Gun**

This is my first opportunity to talk to you after my selection as President of the Board of HHIV. Please don't send me any sympathy cards, at least not yet! I am taking this opportunity to remind you that the Board is not The Wild Bunch and is not the “No” Police (even though it sometimes seems that way). We have all chosen to live in this Pleasantville, with its attendant rules and regulations. It is in all of our interests to follow these rules. None of us wish to live in a Little Shop of Horrors. Most of your Board members have fulfilling lives apart from their activities on the HHIV Board and contrary to popular opinion, don't relish giving you the Shaft and spending our time writing nasty letters and holding hearings. Most of us would be delighted to be Trading Places with you. It sometime seems like we live in A Mad, Mad, Mad, Mad World but if you believe that the rules don't make sense, please go through the proper channels and try to change them rather than violating them and incurring the wrath of your neighbors.

### **Front Page**

Do you like reading this Bulletin or do you wish there were more or different articles? Right now Gordon Seligson is single handedly putting this Bulletin out and he says **Help!** Do you have any computer skills? Or writing skills? Or just a willingness to help? Will you be His Gal (or guy) Friday? Please e-mail Gordon at: [sixchx@att.net](mailto:sixchx@att.net) and he will be delighted to get you involved in the next Quarterly Bulletin. Do you have a good idea for a new name for the bulletin? Something a little more imaginative than Quarterly Bulletin? e-mail your suggestions to Gordon.

### **Volunteers**

HHIV doesn't function on its own. We have roads that need paving, landscaping that needs maintenance, people who insure that all the homes in HHIV are well maintained and others who work hard to make HHIV a true neighborhood. A small group takes on this responsibility. We need to get new people involved and no, you won't be pruning the shrubs or rolling asphalt. Can you read a balance sheet? Our treasurer needs an assistant who will learn the books and the ropes. We have an Architectural Control Committee, a Landscaping Committee and a Streets and Lights Committee that you could work with. We are always in need of people to work on social events for HHIV. Please come to any and all Board meetings and get involved and e-mail me at: [clbrodsky@sbcglobal.net](mailto:clbrodsky@sbcglobal.net) to let me know of your interest (see the schedule below for future board meetings).

### **High Society**

Sunday, September 13 is the date of the social event of the year. Are you New in Town? Come Meet The Fockers and the rest of your neighbors at the HHIV fall social. Enjoy La Dolce Vita. Although not much in life is free, this event is free for residents of HHIV (owners as well as renters). Please RSVP per the flier in this Bulletin.

### **The Towering Inferno**

Summer is here. That means a lot of outdoor barbecuing. Residents of Hiller Highlands may be a bit more paranoid than most about the potential hazards involved with open flame cooking and request that everyone exercise extreme caution when they barbecue. If you use charcoal grills, please use a safe alternative to charcoal lighter fluid. In addition to its potential fire hazard (and it is fun to hear the “whoosh” when the lighter fluid ignites but that whoosh can also be the sound of disaster) charcoal lighter fluids are made from toxic petroleum distillates that produce VOC's which contribute to

ozone pollution (cough cough.) Alternatives include charcoal chimney starter devices and electric charcoal starters. I hear that some people even find dryer lint a great charcoal starter. Talk about recycling! If you try using dryer lint please let us know how it works so we can let all of your neighbors know. If you use a gas grill please store your extra gas canisters far away from your grill. Most importantly, don't leave your grills unattended while you are cooking and keep a fire extinguisher nearby.

### ***Cider House Rules***

The rules and regulations of Hiller Highlands IV apply to all who live here, renters and owners alike. If you are a landlord, you are responsible for the acts of your tenants and will be responsible for any penalties and assessments incurred as a result of your tenants' behavior. Landlords may want to highlight some of the rules and regulations in their lease agreements in order to avoid misunderstandings. If you are a resident owner you should already know the rules as they were provided to you before you purchased here. You can always check the CC&R's and other governing documents on the HHIV web site: [www.HHIV.org](http://www.HHIV.org).

### ***Speed Racer***

The roads in Hiller Highlands IV (except for Charing Cross) are private. The first two vehicles belonging to any "resident" ("resident" includes all the occupants of the residence) must be parked in the garage. If the resident has more than two vehicles a third vehicle can be parked in the driveway. Parking on a private HHIV street for more than five hours in any 24 hour period is not permitted. If a resident has more than three vehicles the extra vehicles must be parked outside of HHIV (for example on public roads such as Hiller Drive, Charing Cross and Grandview.) Residents cannot park in the guest parking area between 49 and 57 Schooner Hill. Guests of residents may park in guest parking for a maximum of 72 hours even if that guest has been Driving Miss Daisy.

### ***MARLEY AND ME***

We love our pets. Indeed, the average dog is a nicer person than the average person (Andy Rooney.) However, we do have rules applicable to pets in HHIV. The maximum number of pets permitted per residence is two. No one can keep an animal that habitually howls, barks or

disturbs the peace even if it My Dog Skip or Lassie herself. Pets may not be left unattended on exterior decks or patios. An animal's owner is responsible for removing and disposing of their pet's waste. To keep it green, keep it clean. Even though they may have been Born Free animals must be leashed when on HHIV streets.

### ***The Money Pit***

All visible changes to the exterior of the residence must be approved by the ACC (George Innes) before the changes are implemented. These changes include change of paint color and of the entryway door, installation of a satellite dish and installation of awnings.

### ***Yours, Mine Ours***

We are fortunate to be living in HHIV where it's As Good As It Gets. Let's keep it that way for all of us.

## **BOARD OF DIRECTORS**

### ***Future Board Meetings***

Unless otherwise announced, the meetings are held on Wednesdays at the Hiller Country Club starting at 7pm and are open to all residents of Hiller Highlands Four Association; however California law requires that some types of business will occasionally need to be conducted in executive (closed) sessions.

July 22, 2009

Sep 16, 2009

Nov 18, 2009

Jan 20, 2010

Mar 17, 2010

Apr 7, 2010 (annual meeting – social hour starts at 6:30pm, business meeting at 7:30pm)

Unless otherwise announced, the meetings are held at the Hiller Country Club starting at 7pm and are open to all residents of Hiller Highlands Four Association; however California law requires that some types of business will occasionally need to be conducted in executive (closed) sessions.

The agenda for each Board meeting will be posted approximately two weeks before the meeting on the side of the 30 Hiller mailbox and included in the Bulletin if such is being issued within three weeks prior to the meeting

### ***New members***

**Herb Holman:** Director. I reside at 48 Schooner Hill with my wife, Leslie Paine. I have lived in Hiller Highlands since 2001. I am originally from Texas and moved to the East Bay in 1977 when I started my medical practice. I am a dermatologist with a private practice in Castro Valley. This is my first term on the Board and I look forward to working for our community.

**Gordon Seligson.** Returning treasurer. I was and raised in the Bay Area. Am graduate of UC Berkeley (BA) and St Mary's college (MBA). After 4.5 years in the Army thanks to an ROTC commission, was employed in computer systems project management by various firms for 35 years, retiring in 2000. Am an original Hiller Four resident, having moved here in January 1974 with partner David White. Have previously served for many years on the Board in virtually all positions, in addition to serving on various committees.

### **Welcome Committee - Janet Saalfeld**

We continue to do our best to welcome our new neighbors. If anyone has come (or gone) without being "hailed and welcomed or said farewell to," please let me know.

Now that it is summer and many people go away for vacations, don't forget to let your neighbors know so that they can keep an eye on your home.

Any thoughts or suggestions for the committee let me know at 843-1088 or email: saalfeld@sbcglobal.net.

We look forward to getting together with everyone on Sunday September 13<sup>th</sup>, so save the date so we can meet all of our neighbors.

### ***New residents***

#### **Lionel & Lorraine Chan – SH42**

We are thrilled to be Hiller Highlanders after residing in Piedmont for over 33 years, raising two sons and one daughter, all of whom live in the Bay Area. With the move completed, we enjoy the views and sense of peacefulness that living on the "hill" has to offer.

Lionel teaches management courses at UCB and is the Buddhist Chaplain at SF Juvenile

Hall; Lorraine, a former elementary Oakland schoolteacher, works part-time as a property manager and volunteers with the East Bay Children's Theater.

We have already met several neighbors, reconnected with old acquaintances and look forward to meeting more of our new neighbors.

### ***Hiller Four Roster***

With the second quarter Bulletin we distributed the initial version of the roster, if you have updates, please drop a note in the 30 Schooner Hill mailbox. An updated roster will be distributed with the fourth quarter Bulletin.

### **Financials- Gordon Seligson**

A current Balance Sheet is attached; please contact me if you have any questions.

Two units are currently past due with payment of assessments; one is for sale and will be brought current upon completion of the sale.

Let me know if you need additional pre-addressed envelopes for mailing the quarterly assessment to First Bank or if you want to switch to an automatic debit for these payments.

### **Architectural Control Committee ("ACC") – George Innes**

#### ***ACC Walk Around***

The ACC does an annual "walk around" inspection of the exterior of homes in HH IV. This should be completed in the August - September time frame. Owners will receive a letter reflecting a list of any corrective action items noted during the inspection or indicating everything's OK.

#### ***HH IV Architectural Rules – Update***

Periodically, rules issued by the Association are reviewed, updated and restated. For the Architectural Rules, we had to, among other things, include the Solar Rules that were adopted last year. We've also reorganized the document and added detail or clarification as appropriate to make it more useful. After approval in principle by the Board of Directors, the document will be distributed later this year to the member-

ship for a 30 day comment period, before final Board adoption.

## Landscaping – Barbara Schindler

***The Oakland Fire Department has just completed their annual inspection of units for fire safety issues – If you received a Management Vegetation Inspection Report that indicates “action is required”, please put a copy in my mailbox at 1 Schooner Hill so I can have the Cleary crew address the issue(s).***

As the weather warms the irrigation system operating hours are of course being extended – please let me know if you notice or hear a leak in the irrigation system.

Parking area “bumpers” have been installed in the guest parking area to prevent further damage to plants.

Routine maintenance and replacement of plants continues.

Repair of the damaged planter in front of 6 & 8 Clipper Hill has been completed, we will shortly repair “rotted” boards on the other planters along Schooner Hill.

## CORE – Pauly & Tom Langguth

This summer the HHIV Emergency Boxes will be cleaned and inventoried. Some supplies will need to be replaced due to age and some will need to be updated or upgraded. Information to assist you in preparing for emergencies (fire, earthquake, severe storms, power outages, etc.) will continue to be distributed on a regular basis. We are fortunate to have both Hiller High Notes and our own Hiller IV Bulletin; please take the time to read these when they arrive.

In our next Bulletin you will find a CORE Data Sheet to complete and return. We hope that everyone realizes how important this information would be during a major disaster. It will be neighbors helping neighbors and not the police or fire department that will be responding first.

Have a great summer but don't forget IT'S FIRE SEASON!

If you are interested, there will be a fire hose training session on Spyglass Hill from 9 to 11am on August 22<sup>nd</sup>; let me know if you want more information. Fire hoses are part of the equipment in the Emergency Boxes.

## Caldecott Tunnel Fourth Bore – John Eastman

I am a founding member and past Secretary of the California incorporated NPO Caldecott Tunnel Fourth Bore Coalition, Inc. (FBC). The FBC includes six community organizations: Claremont Elmwood Neighborhood Association (CENA), East Bay Bicycle Coalition (EBBC), Friends of Temescal Rockridge Greenbelt (FROG), North Hills Phoenix Association (NHPA), Parkwoods Community Association (CPA) and Rockridge Community Planning Council (RCPC).

**Caldecott Improvement Project** Caltrans started advertising the Caldecott Improvement Project on May 18 and expects to open contractors' bids this August. Construction is slated to begin in Fall 2009. This \$450 M project on the north side of Highway 24 includes an on-site cement plant, a 40-ft high sound wall to shield the ground floors of Parkwoods Condominiums, and 24/7 tunnel drilling. Two related projects are also moving forward:

- **Kay Street Improvement Project.** This project, which will install a right hand turn lane from Caldecott Lane onto the Kay overcrossing and a signal light at Kay/Broadway, will start in October 2009. Its target completion date is mid 2010. (Kay Street is the overpass that connects Caldecott Lane with the North Oakland Sports Field.)
- **Realignment of Tunnel Rd. Off-Ramp.** Construction of the realigned off-ramp at the west end of the tunnel is scheduled to begin in November, with completion during late third quarter 2010.

**Stakeholders Meetings.** Caltrans has settlement agreements with the City of Oakland and the FBC. FBC plans to meet with Wlad Wlasowsky, Oakland City lead person, in order to monitor compliance of the City with its \$8M

agreement for mitigations. This agreement includes completion of sidewalks on Tunnel Road and Caldecott Lane, a crosswalk at the end of the the Warren Freeway, and a prohibition of overnight off-hauling of tunnel spoils that was negotiated by Council President Jane Brunner, among many other compensating benefits. Also, FBC will meet with Berkeley's transportation division to discuss cost findings and priorities for mitigation funds on the Hwy 13 section in Berkeley, the \$ 2 M funds provided via the FBC settlement, including proposals for sidewalk improvements along Tunnel Road, and a pedestrian-activated crossing at The Uplands. Also obtained via the FBC agreements, the Oakland Unified School District has received the \$3 M for air-filtration and landscaping improvements at Chabot Primary and Claremont Middle Schools.

The Caltrans Project Information Officer Jeff Weiss plans to meet soon with the FBC and other stakeholders in the tunnel and related projects. The purpose of the meeting will be to brainstorm best methods of communications with the public and stakeholder groups. FBC has asked Caltrans to discuss the traffic management plan, schedule, restrictions on parking, fire prevention measures, and complaint procedures. Stakeholder groups include, besides FBC members - Montclair Safety Improvement Council, Grizzly Peak Homeowners Association, Oakland Fire Assessment Citizen's Advisory Committee, North Hills Landscape Committee, Jack London Youth Soccer League, and Oakland Little League. Representatives from the Oakland Unified School District, Oakland Public Works Administration, and Council President Jane Brunner may also attend.

Specific items to be discussed may include - present a large blow-up map of the area so stakeholders can show the area they represent as well as for illustrative purposes during the discussions; push the information regarding construction events (blasting, detours, road closures, etc.) to the stakeholders via a listserve or other method as well as posting information on the project website; post roadside information signs for drivers/bicyclists; implement a complaint system that enables people to report issues by phone and online (There should be a numerical tracking system for complaints, and the complaints and resolutions should be pub-

lic.); post signs near the worksite with phone numbers for people to call, to accommodate people who are not on email; hold quarterly community meetings with stakeholder groups.

**CONTACT NAMES & NUMBERS**  
**Board of Directors**

**President**

Cheryl Brodsky (50 SH) till 2010  
[clbrodsky@sbcglobal.net](mailto:clbrodsky@sbcglobal.net)  
510-548-8866

**Vice President**

Dick Saalfeld (5 CC) till 2010  
[dsaalfeld@sbcglobal.net](mailto:dsaalfeld@sbcglobal.net)  
510-843-1088

**Secretary**

Robert Farwell (62 SH) till 2010  
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510-848-2818s

**Director**

Herb Holman (48 SH) till 2011  
[holmanh@comcast.net](mailto:holmanh@comcast.net)  
510-644-2099

**Treasurer**

Gordon Seligson (6 CH) till 2011  
[sixchx@att.net](mailto:sixchx@att.net)  
510-845-1216

***In case of an emergency, use the appropriate number below rather than calling 911, as 911 calls got to the CHP dispatch center in Vallejo, which delays any response:***

**Oakland Police 510-777-3211**  
**Oakland Fire 510-444-1616**  
**Berkeley Police 510-981-5911**

**Committees, etc.**

**Architectural Control Committee (“ACC”)**

**Chair**

George Innes (2 CH)  
[georgeinnes@sbcglobal.net](mailto:georgeinnes@sbcglobal.net)  
510-486-1902

**Members**

Bob Kuzma (7 CC), Keith Beckwith (14 SH),  
Tom Kremen (63 SH)

**Landscape Committee**

Barbara Schindler (1 SH)  
[ws.farniente@gmail.com](mailto:ws.farniente@gmail.com)  
510-841-7753

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

**Parking Committee**

Dick Saalfeld

*Contact Dick regarding parking violations.*

**Streets & Lights**

Gordon Seligson

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

**CORE**

Pauly & Tom Langguth (3 CC)  
[PI2gs@sbcglobal.net](mailto:PI2gs@sbcglobal.net)  
510-549-9081

**Welcome Committee**

**Chair**

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**HHIV Bulletin Editor**

Gordon Seligson