

TOP OF HILLER

Hiller Highlands Four

**Second
Quarter
Bulletin
2010**

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SUMMER IN THE CITY

Cheryl Brodsky

**“Summertime
and the livin’ is
easy. Fish are
jumpin’ and
the cotton is
high.”**

**(Ira Gershwin,
Dubose Heyward)**



Crime has been a problem since Cain killed Abel. I don't know if crime has actually increased recently in the Oakland Hills, or whether our information has increased, but many residents have expressed concern about neighborhood crime. Your Board is exploring options to provide increased protection to HHIV residents. Some options won't cost anything while others may involve significant expense and change. When these ideas have been more fully explored, we will give you the opportunity for comment. The "free" things can be implemented immediately. Be watchful. If you see a vehicle that looks like it doesn't belong, take down the license plate number and call the Police Department. If you see your neighbor's garage door open, ring the doorbell or call them, even if it is late at night. You might prevent a burglary. If you see the door to a neighbor's house open, ring the bell. If there is no answer call the police. The best way we can keep ourselves safe is to watch out for each other. Know who your neighbors are. Take a few moments to introduce yourself to new neighbors and get to know the people who live near you. You might meet someone who will become your new best friend, or someone who could help you in an emergency. In order to know who doesn't belong here you must know those who do live here. Be alert and use the "smell test." If a situation doesn't smell right, it probably isn't right. We will be kicking off a Neighborhood Watch program in the fall. Look for more information in a few months.

“What is one to say about June, the time of perfect young summer, the fulfillment of the promise of the earlier months, and with as yet no sign to remind one that its fresh young beauty will ever fade?” (Gertrude Jekyll).

The CC&R's and the HOA Rules were established to provide for quality of life and protection of property values. Be courteous to your neighbors by complying with the CC&R's and the Rules. You should have copies of these documents in a binder you received when you purchased your home in HHIV. If you can't find your copy, let me know that you'd like another copy or go on to the HHIV website (www.HHIV.org) where all of our documents are posted.

“Summer afternoon - summer afternoon; to me those have always been the two most beautiful words in the English language.” (Henry James)

In the interest of conserving paper, the state of California has authorized Homeowner Associations to transmit certain disclosure documents electronically, if a homeowner provides written consent. In the interest of going green as well as saving a little green, we have attached a consent form for your signature. Please sign and date the form and put it in the HHIV mailbox at 30 Schooner Hill, at your earliest convenience. Once you sign the form, you will be notified by e-mail when any of the documents listed on the form have been updated and are available on the HHIV website. It will therefore be important to keep your e-mail address current with the Board. If you have any questions, please don't hesitate to contact one of your Board members.

“In the depth of winter, I finally learned that within me there lay an invincible summer.” (Albert Camus)

The Hiller Highlands Four Bulletin has

been published in one form or another for 35+ years. Its goal has been to provide you with information that will maximize your enjoyment in living in Hiller Four. This bulletin has been evolving, and we need your input so the bulletin will better meet your needs. What kind of articles would you like to see in your bulletin? Would you like more emphasis on explaining the rules that govern us at HHIV? More details on how your dues are being spent? A "Crime Beat" focusing on crimes in the area? More human interest stories about your neighbors? More of what's happening in the greater Oakland community? A showcase for the creativity of your neighbors (short stories/poetry/photography/art)? Or will you honestly not read the Bulletin no matter what's in it, and the editors and the board shouldn't waste their breath? Inquiring minds want to know. Please e-mail your thoughts to me at clbrodsky@sbcglobal.net or drop a note in the mailbox at 30 Schooner Hill.

"Ah, summer, what power you have to make us suffer and like it." (Russell Baker)

We welcome your contributions to this bulletin. It is an opportunity to share news about you and your family, to express your opinion about an issue or to tell your neighbors about something that may be of interest. Please contact Suzanne or John Barr if you would like to contribute an article (jshcbarr@earthlink.net). They can tell you what the deadlines are for submission of articles, what the format should be and other practical considerations. If you have personal news that you would like to share please contact Janet Saalfeld (saalfeld@sbcglobal.net). Tell her about your job promotion, your retirement, your new grandchild, an award that you have received or an important event in your life. Several people told me that they enjoyed the travel article in the last bulletin, but they wondered why none of their own trips were mentioned. The answer is simple. I didn't know about them. Please remedy that situation by telling me about your trips. I will do an addendum to the travelogue in the December issue of the bulletin (clbrodsky@sbcglobal.net). Feel free to communicate with any board member by email, phone or leave us a note in the #30 Schooner Hill mailbox. See the accompanying flyer for contact information.

"What is so rare as a day in June? Then, if ever, come perfect days." (James Russell Lowell)

You've guessed it. Summer is my favorite season, and I have been afflicted with a mild case of summer madness. As I shed layers of clothing, I seem to shed my tensions and inhibitions. Enjoy your summer. Wear sunscreen. Drive carefully and watch out for children playing in the street.

Thank you Michael Brodsky for all the headshots. You make us look so good!

ARCHITECTURAL COMMITTEE WALK-AROUND

George Innes

ACC "Walk-around" Inspection 2010



The Architectural Control Committee ("ACC") conducts periodic inspections of the exterior of each

unit to monitor for compliance with the Architectural Rules and minimum standards for residence maintenance. We expect to complete the 2010 inspection in June, after which each homeowner will receive an Inspection Report noting any corrective measures that need to be addressed or indicating "All OK" if there are no actions required.

Proper maintenance of our homes helps keep our community attractive and maintains the value of our homes. The Board and the ACC appreciate your prompt attention to any corrective items noted on your report.

Lighted Address Placards – Resource

Our Architectural Rules previously listed El Cerrito Lighting as a resource for the address placard fixtures that are standard in HHIV. Unfortunately El Cerrito Lighting is no longer in business. However, a firm called City Lights Lighting of San Francisco is also a resource for these fixtures. Accordingly, Section (IV) (1) (1) of the Architectural Rules will be updated as follows:

The lighted address placard (house number) was approved by the Oakland Fire Department and is manufactured by Image Sign & Lighting, Chicago, IL (www.imagesignandlighting.com). The Model is "Ranch", Black, and uses 10 – 24 volt automobile lamps. The local resource is: City Lights Lighting of San Francisco, 1585 Folsom St., SF, (415) 863-2020 (www.citylightssf.com).

The Architectural Rules can be found online at the HHIV website: www.hhiv.org

TREASURER'S REPORT

Gordon Seligson

As of June 6th we were slightly over budget for both income (101.3%) and expenses (109.1%); however, this should not be a cause for concern. Balance sheet assets and liabilities as of June 6th were at \$384,233.36, of which \$340,970.47 is in reserves.



Assessments are generally current with the exception of the two units involved with foreclosure proceedings. Having well over 50% of the owners using First Bank's or their own automated payment processing makes my job a lot easier. Thank you!

One of our two Certificates of Deposit (part of our reserves) matured on June 10th. The proceeds plus approximately 60% of the immediately available reserve balance (which is earning virtually nothing in terms of interest) have been invested in two new CDs with two and three year maturities, respectively, thereby creating a short three CD "ladder". When the next CD matures in July 2011 it will be reinvested for a three year period, continuing the "ladder".

The association's primary insurance policies come up for renewal on July 11th. At this time our agent does not expect to see any significant increases in premiums or difficulties associated with the renewals. The Summary of Insurance Coverages on www.hhiv.org will be updated after the renewal is processed.

We are required by California statutes to update our "reserve study" every three years. The process started with an inspection of our "assets" (streets, lights, sidewalks, etc) that we reserve against on June 10th. Once the updated report is reviewed and accepted by the Board later this year, an updated summary will be posted on our website, www.hhiv.org. Please contact me if you have any questions or want additional information on any of these items.

NEIGHBORHOOD WATCH

Rosemary Paterson

With the recent increase in area crime and the proposed cuts to the Oakland Police Dept. we believe that now is a good time for Phase Four to form a Neighborhood Watch Group. Neighborhood Watch is a partnership between a specified group of neighbors and the Oakland Police Dept. to improve safety and prevent crime. HHIV will be distributing a flyer with more information and the date of our first meeting. When the date is announced please make every effort to have at least one person from your home attend. Following our meeting we will be given signs to install, notifying people who enter the area that our neighborhood is watching and knows how to contact the police. We will need to identify those neighbors who will be willing to serve as our Block Captains and Alternates. More about this later. Stay alert...Know your neighbors...And please keep your garage door closed, all the way, all the time.

Be sure to put the special emergency numbers at the bottom of this page next to each phone in you home. And... put them on speed dial on your cell phone.

GARAGE DOOR ALERT

Herb Holman

I was asked at the last board meeting to put a short informational piece in the next bulletin regarding a device which lets me know from the inside of my home whether or not the garage door is open. It is a product from Liftmaster, model #002C0507-2. This can be found online at www.liftmaster.com or by calling 1-800-528-2817. It is simple to install and consists of a small unit that is attached to the inside of the garage door (wireless) and another small unit inside near our front door. There is a sensor light on the inside unit which indicates whether the garage door has been closed.



In case of an emergency, use the appropriate number below. Your 911 call goes to the CHP dispatch center in Vallejo, which is then routed to the proper agency. By dialing 911 you can cause delays in a response to your emergency.

Oakland Police 510-777-3333 (non - emergency)
Oakland Police 510-777-3211 (emergency)
Oakland Fire 510-444-1616
Berkeley Police 510-981-5911

STREETS AND LIGHTS

Gordon Seligson

The red curbs got a new coat of paint; the next project will be sanding and repainting the railings on the two stairs. Later this summer there will be the semi-annual cleaning of the street lamps. Helpers are welcomed. Call me at 845-1216, or email to sixchx@att.net, if you can help with the maintenance.

My thanks to those residents who have alerted me to street and path lights which are not working properly. Most times a new bulb and/or sensor does the trick; however, Gills Electric has been needed when the ballast is no longer working which is not unexpected after 15 years of use.

KNOW YOUR NEIGHBORS

Janet Saalfeld

We have new neighbors! Please welcome Raine Rude who just bought #11 SH. Moving here from Oakland, Raine is busy working on her new home and will be moving in as soon as it is completed.



Edward Turano has moved into #19 CC. Moving here from Washington D.C., Edward is the head of Strategic Planning at the Lawrence Berkeley Lab.

We are sad to announce the death of long time resident , June Liskamm. She was a regular at Hiller Four events and certainly will be missed. We offer our deepest condolences to Bill Hartrick and their families

SPECIAL GARDENS

Gordon Seligson

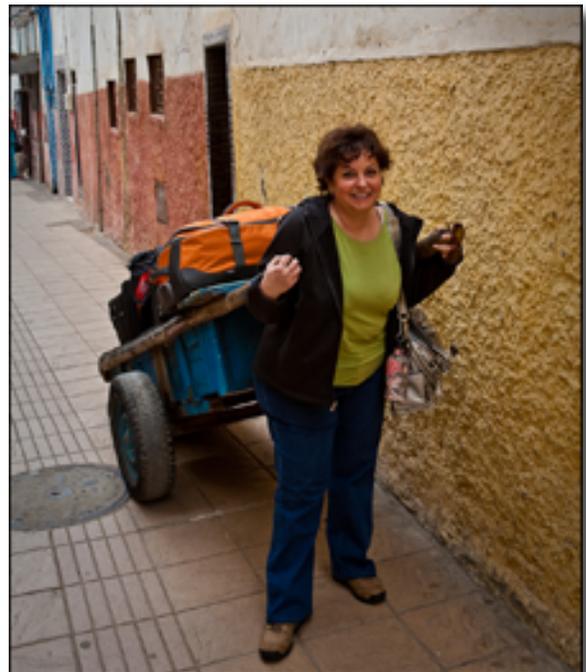
The roses in the Firestorm Memorial Garden (at the foot of Hiller Drive beside Bentley School) are in full glory this year, perhaps helped by the late rains. The median in the adjoining interchange sports grasses instead of petunias this year; unfortunately, the gophers found the petunias after nine years and decided they were very tasty. The “North Hills Landscape Committee” is in the process of changing its name to “Oakland Landscape Committee” (and has created a website under the new

name). However, our focus remains the four local gardens – Firestorm Memorial, Gateway Garden & Exhibit at the other end of Hiller, Frank H. Ogawa Firescape at the entry to the North Oakland Sports Field and Broadway Garden at the junction of Highway 24 off-ramp and Broadway Ave

PRESIDENT BRODSKY

Janet Saalfeld

Who is this person who works so hard for each of us in Hiller Four? Born in Massachusetts and educated at the Univ. of Connecticut and Columbia University, Cheryl has a Masters’ Degree in social work and has worked as a therapist and child guidance counselor. Married to Michael, a physician, they began their married life traveling to several locations as Michael did his medical training, including an Indian Reservation, Miami, Stanford and ultimately settling in Orinda. After the birth of their twins, Cheryl went to USF Law School and fondly remembers her 5 year olds clapping wildly at her graduation! Working as a maritime attorney for many years, Cheryl retired in 2008, as work was interfering with their travel plans. The Brodskys share a condominium at the beach in Pajaro Dunes and spend lots of time there, now that they are retired. After living many years in their 60 year old house in Orinda, Cheryl and Michael moved to Hiller Highlands IV, ten years ago. When they walked in and saw the view, they knew they were home. Thank you Cheryl, for all your hard work on behalf of all of us at Hiller Four.



HILLER HIGHLANDS ROSTER

Pauly Langguth

An updated roster is being distributed with this bulletin. Please remember that we can only print the information you have approved, so if you want to add/change/correct anything contact Pauly Langguth at 549-9081 or pl2gs@sbcglobal.net.



The information in this roster is for Hiller Highland Four residents only. The roster may not be shared with anyone outside the association. We appreciate your cooperation.

SAVE THE DATE – FALL SOCIAL

Janet Saalfeld

Picnic with us on Sunday, September 12 at 12:00 at Highlands Country Club. A fun and interesting historical program on Hiller Four and surrounding neighborhoods is planned, along with a presentation that will update you on the latest plans for our security and Earthquake and Fire Preparedness. There will be prizes, games and delicious picnic fare for all to enjoy while mingling with neighbors.

Watch for invitation flyers that will be put in your mail slots closer to the date of the event.

Get to know your neighbors better by volunteering your time to put on this event. There is a little something for everyone to do. Contact Janet Saalfeld: (510) 843-1088 or email: saalfeld@sbcglobal.net.



FOXES IN THE HILLS

Barbara Schindler

It was just a year ago when we first heard the strange sound coming from the hill behind our house, a hoarse, coughing bark like a dog's, only much softer. We puzzled over it

throughout the next couple of weeks when we listened to it repeatedly. It always came at dusk, near dark. Then one weekend, looking out onto the greening hill we saw the fox! Excitement rose as we watched him amble across the hill, a beautiful little animal with a big bushy tail, about the size of a cat. Around that time I also heard reports of fox sightings from neighbors on Schooner Hill and Captains Cove.

Another week or two went by, during which the fox (or foxes for it is hard to tell if it was always the same one) established its presence, and it became clear that it had chosen the hill above Hiller Four as its home.

I kept watching the hill vigilantly and was rewarded one day with the sight of two foxes! Obviously a pair, they were playing and moving about high up, close to the Felton Property, in an area with full grown trees, brush and patches of open meadow. It appeared the pair had a den there and might raise a family. I was hoping to eventually see some pups but was never that lucky.

Later that spring I was told by a neighbor that she had observed 3 foxes (how lucky she was!) one adult – mother? – and two youngsters. They were walking by single file, slowly disappearing into the greenery.



All that summer and way into autumn the foxes made their presence known by sight and sound. One of them caught on to the fact that I was putting out old bread and nuts for the birds and regularly came around for free snacks.

This spring the foxes have been sighted again, healthier looking than ever. Keep watching those hills, you never know what you might discover!

CORE

Tom and Pauly Langguth

On May 5th and 13th sixteen of our neighbors gathered at the home of Rosemary Paterson for CORE I and II trainings. Our trainer, Ed Ono, provided us with excellent written materials and presentations about disaster preparedness for our homes and neighborhood. The time was well spent! We are planning one additional CORE I and II training this summer. Our goal is to eventually have one person trained from almost every home in Phase IV. We will be contacting our residents, primarily by phone, because we need an advance sign-up of between 15 and 20 for each series. We will also be contacting people who have had I and II training to identify those who may be interested in the CORE III training. Our thanks to Ed Ono, Rosemary Paterson, and each of you who made time to attend the trainings.

Please take a few minutes to look over the map that we have included with this Bulletin. Discuss with everyone living in your home the options for leaving Phase IV if your regular routes are blocked. Access for vehicles could be completely blocked for several days in the case of a major disaster. We recommend that you keep this map in a place where it is easily accessible. And, speaking of disasters....if you haven't turned in your *Disaster Preparedness Information Form* (we only have forms back from 27 of our 80 homes!) please complete it and return it to the mailbox at 30 Schooner Hill or to our mailbox at 3 Captains Cove. If you have misplaced your form, or if you can't remember whether you turned it in or not, please contact us at 549-9081 or pl2gs@sbcglobal.net. The information on these forms will be invaluable when we are faced with the next serious earthquake and/or fire.

