

HILLER HIGHLANDS FOUR ASSOCIATION
30 Schooner Hill Oakland, CA 94618-2335

BULLETIN
Second Quarter 2005

BOARD OF DIRECTORS

President	Bob Kuzma - robbil32@pacbell.net	To 2007	981-1445
Vice President	Pauly Langguth - pl2gs@sbcglobal.net	To 2007	549-9081
Vice President	Dick Saalfeld – dsaalfeld@sbcglobal.net	To 2006	843-1088
Secretary	David Spellmeyer – dspellmeyer@mac.com	To 2006	883-1951
Treasurer	Gordon Seligson - sixch@ix.netcom.com	To 2006	845-1216 fax-1403

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>

HHIV Association’s 2005 annual meeting was held on Wednesday, April 6th at the Hiller Country Club.

Board meetings dates. The meetings are held on the third Wednesday of every other month at the Hiller Country Club starting at 7pm. The meetings are open to all residents. The remaining 2005 BOD meeting dates are July 20, September 21, November 16. Contact David Spellmeyer for questions about BOD meetings.

Special Thanks: The Board of Directors would like to thank Alan Reader and Bob Allen for volunteering their time to serve on the Hiller Highlands Four Association Board during 2004 and 2005. Alan served as Board President and Bob served as Vice President. Thank you both!

New Board: The Hiller Highlands Four Association members elected Bob Kuzma and Pauly Langguth to the Board of Directors for a two year term. The BOD elected new officers, reflected in the table above.

CORE Representative: Bill Hunt has agreed to serve as HHIV’s representative to CORE – the Citizens of Oakland Responding to Emergencies program of the Oakland Fire Department’s Office of Emergency Services. The Board expresses its thanks to Bill and to Pauly Langguth, who served as our CORE representative for a number of years.

Emergency Phone Tree: an updated emergency phone tree is included. Please note that we do not have phone numbers for all residents. If your number is not listed or is incorrect, please contact the Secretary with your information.

Top 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 spots.
 - 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.
- ACC
 - 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 shall subject homeowner of a fine of up to five thousand dollars (\$5,000).**

FINANCIALS

The April 2005 financials have been reviewed by the BOD and are attached. We are on track with the approved budget for 2005.

- The one delinquency for assessments dating from 2004, which was discussed at the general meeting, has been paid.
- Our insurance policies are due for renewal on July 11th, and we are in the process of gathering bids.

PARKING – 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. A new sign for the visitor parking area will be installed shortly.

ARCHITECTURAL CONTROL COMMITTEE (ACC) - Bob Kuzma (chair), Keith Beckwith, George Innes, Barbara Reader, Liz Dickson, David Spellmeyer.

The Architectural Control Committee has distributed the results of the 2005 compliance inspections performed on March 26th. *Please note that recent changes in the architectural rules require that noted deficiencies be corrected within 180 days of inspection notice.*

Homeowners who have uncorrected items from the 2003 inspection notice are expected to correct the deficiencies by May 31, 2005 or be subject to fine. The new rules allow for significant fines of up to \$5,000.

Non-compliant mail slots are expected to be replaced according to the 2005 ACC notices. The ACC has ordered replacement mail slots in the approved oiled bronze color. Contact the ACC for a mail slot replacement.

Garage doors are required to comply with ACC Rules and Regulations. To ensure that doors are compliant, please contact the ACC prior to installing the new door. For those homeowners who are installing new doors, please note the following:

1. Contact the ACC for a mail slot replacement before the door is replaced in order to ensure compliance with the requirement of an oiled bronze mail slot replacement.
2. The door color and sheen are required to match the siding. There are no exceptions to this rule.
3. The door pattern must conform to the stated ACC rules.
4. Correction of existing color irregularities is expected at the next overall painting of the unit (not necessarily within the coming year).
5. Avoidance of these types of common irregularities is expected in all future installations of replacement doors by following the above guidelines.

LANDSCAPE COMMITTEE - Barbara Schindler (Chair), Gay Joyce, Gordon Seligson

The Board has approved enhancement of landscaping above the guest parking area. The landscaping work will be performed by Cleary and now expected to begin in June. A project to repair the retaining wall adjacent to 7 Schooner Hill has been completed. The retaining wall between 5 and 7 CC will need to be replaced and enhanced. Cleary Brothers has submitted a bid for \$6,630 to install structures, plants, mulch.

Problems with the irrigation system were evident upon restart after the rainy season. A technician has checked and cleaned all valves. We believe that all leaks in the irrigation system have been repaired. We would like your help in confirming this when the system is restarted in early spring. Thank you!

Contact Barbara Schindler to report any problems (841-7753).

STREETS & LIGHTING - Gordon Seligson (acting Chair – streets and lighting), Robert Kreider (advisor)

Street slurry was accomplished, despite threats of rain. The cooperation of all residents is greatly appreciated. The only “casualty” of the project was damage to a Comcast box by an Alhambra Water delivery person. There are a couple of areas which require further work, such as removal of some paint markings. These will be addressed in due course.

A reminder: the **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 notify Gordon Seligson if a street light is not working properly (which includes staying on continuously – meaning the sensor has died) at 845-1216.

GENERAL

Garbage and recycle containers should be set outside no earlier than Sunday evening or early Monday morning. This will help keep the general esthetics of our neighborhood and will keep us in compliance with the City ordinance.

Interested in helping with gardening chores at the Memorial and Gateway gardens? If you want to be alerted to upcoming “work days”, please let Gordon Seligson know (845-1216 or a note in the 30 Schooner Hill mailbox).

GOVERNING RULES, REGULATIONS, FINES

Each of the governing documents are posted on the Hiller Highlands Four Association website at <http://www.hhiv.org/>:

- Articles of Incorporation
- Bylaws (revised 2001)
- Declaration of Covenants, Conditions, and Restrictions (CC&Rs revised 2001)
- Architectural Rules
- Landscape Rules
- Parking Rules
- Pet Rules
- Delinquent Assessment Collection
- Schedule of Monetary Fines
- Statement of Insurance Coverages

General Information

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.

Operation of the **high pressure sprinkler system**, which runs along the north and east of the common area is controlled by valves which are located between 7 & 9 Schooner, 5 & 7 Captains Cove and beside 1 Clipper Hill (there is a red reflective marker that can be seen from the street at each location). There is a tool to facilitate operating the valve hanging 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 OFD. Once the fire is extinguished, reverse the process to shut of the sprinklers.

Testing of the **Oakland Emergency Siren** system will be conducted at noon on the first Wednesday of each month. Since Radio Oakland, 530 AM does not have a lot of broadcast power, it may not be available in the hills area, in which case you should check KCBS 740 AM or Oakland Cable Channel 10 (KTOP).

FOR 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 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.

ATTACHMENTS/ENCLOSURES/FILING

Document	File in Hiller Four Information binder
Bulletin	Section 8
Income/Expense and Balance sheets	Section 8
Emergency Phone Tree	By the primary phone in your house