

# Hiller Highlands Four Association

Quarterly Newsletter  
Second 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.*

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## 2006 Board Meetings Dates

September 20th  
October 18th (tentative)  
November 15th  
December 20th (tentative)

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

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## Welcome to our new neighbors

Barijot and Meeta Chanana  
49 Schooner Hill

Helen and Dan Marshall  
1 Clipper Hill

Aaron Brown  
67 Schooner Hill

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## Hiller Highlands Fall Social & Bay Cruise

We are happy to confirm that our  
Fall Social will be held aboard the

### **USS Potomac**

Departing promptly at 11:00 AM  
on Saturday, September 16, 2006

If you have not already made a  
reservation, or would like to invite a  
friend or relative, please contact  
Gordon Seligson at  
510-845-1216

## Oakland Police and Fire Contact Numbers

### **Emergency Police or Fire - from a Land Line phone - 911**

Use this number from your land line phone to report emergencies if a situation is a matter of life or death and/or the suspect is still present. Use this number to report a fire.

### **Emergency Police or Fire - from a Cellular phone - 510-777-3211**

Use this number if you are using a cell phone to report an emergency. This is important, as 911 dialed on a cell phone in Oakland will be received by the California Highway Patrol and NOT the Oakland 911 center.

### **Non Emergency Police - 510-777-3333**

For non-emergency assistance requiring a police response. Call if a crime has already been committed and the suspects are not present and the situation is not a matter of life or death.

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## Neighborhood Items

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### **Update on Neighborhood Thefts**

We were notified that three cars have been stolen and one vandalized on Schooner Hill during the past month. We have also been notified that at least one resident has had a package stolen from his front porch. The package had been left without signature by a delivery service. As soon as we learned of these issues, we distributed a flyer to all residents of HHIV.

### **We have had no further reports of criminal activity in our neighborhood.**

This newsletter is meant to highlight precautionary measures to increase safety in our neighborhood as well as increasing personal awareness both at home and away.

### **Precautions you can take to secure your home & automobiles.**

There have been several thefts from garages, generally when the garage door is left open. This practice is particularly dangerous if the open garage door provides access into the living area.

If you see a neighbor's garage door open, please consider:

- Contact the resident by ringing the door bell or calling the resident
- If no one is obviously at home, you may want to consider closing the door

Electric door openers have sometimes responded to aircraft radio signals, causing doors to open unexpectedly. A solution for this appears to be reducing the length of the "antenna" connected to the unit by cutting the wire to approximately a foot (or less) in length.

Packages left on the doorstep are easy targets for theft. You might consider  
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asking delivery services to leave packages with a neighbor or inside the utility closet, rather than on the front doorstep.

Newspapers that accumulate while residents are away could indicate the house is vacant. You might consider putting a stop on the delivery or ask a neighbor pick up the newspapers.

We also have solicitations posted on our entry doors from time to time - in violation of our non-solicitation policy. If you see a solicitor, please ask them to leave the neighborhood and contact a Board member. Also, if you know a neighbor is on vacation, you might consider removing the solicitation from the front door.

Many residents are in the habit of posting outgoing US Mail to their mail slot. If these contain items such as checks or other personal information, this could create a vulnerability to identity theft. You might consider using a blue US Mail postal box to post letters.

Occasionally, an outdoor alarm will sound. Please use your judgement about contacting the residents of that home or calling the police.

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## CORE Emergency Preparedness Training

On the first three Saturdays of August, Bill Hunt (HHIV CORE representative) will be available to provide emergency preparedness training. Since training will enhance our community's response effectiveness during an emergency, everyone is encouraged to attend.

The training will include:

- Review of the shed contents
- Use of the FRS radio, which supports communication with other Hiller phases and the fire station
- General emergency procedures (e.g. turning off your gas and water, command center set-up)

If you plan on attending, please notify Bill Hunt via e-mail ([billhunt@pacbell.net](mailto:billhunt@pacbell.net)) or drop a note in his mailbox (7 Captains Cove).

**IMPORTANT!** Trainings will only occur on dates where individuals have confirmed attendance by note or e-mail.

Dates, Time & Location:

- Saturday, August 5th, 12th, and 19th
- 10 AM
- Duration: ~ 1 hour
- Location: Emergency shed located off the guest parking lot between 49 and 51 Schooner Hill

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## High Fire Danger

We have entered the hot and dry fire season. Please report any fire immediately to the Oakland Fire Department using the numbers on Page 1.

## 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

## General Business Items from the Committees

### Architectural Inspections

*Bob Kuzma - Chair*

Architectural inspections for 2006 have been completed. Notices will be sent to homeowners in August.

### Financials

*Pauly Langguth - Treasurer*

We continue to be within budget on our expenses.

### Streets & Lights

*Gordon Seligson - Chair*

We are replacing light sensors on our street lights. If you see a light not functioning properly, please contact Gordon Seligson.

### 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

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## 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 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.

by the red reflective marker as seen from ~~One 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



Oakland Police Department / Crime Prevention / Avoid Being a Crime Victim

crime  
prevention

2. remove the round green plastic cover to expose the valve handle and
3. open the valve completely by turning the handle counter-clockwise.

## Tips from the Oakland Police Crime Prevention Website

Call The Oakland Police Department Non-Emergency Number, 1-510-777-3333, to report suspicious persons. The police want to hear from you, and you could prevent a crime! Provide as much information as possible, including the time you noticed the person, the clothing worn, the shoes worn, and the manner in which the person walked.

## Always Conceal What You Have To Steal, Such As Money Or A Cell Phone

Cell phones are just like cash—when thieves see a cell phone they want it. To be safe, treat your cell phone like your cash; don't let anyone know you have it.

## BART Stations

Be especially cautious around BART stations. Thieves tend to look for victims there. Try not to walk alone at night near stations. Try to walk with people from the BART station to your car. Be aware of who is around you, and if someone looks suspicious, get away from him or her. Avoid making phone calls while on BART or the bus. If you must make a call, go sit near the driver and stay there.

## The Street

Be aware of who is around you. If someone looks suspicious or makes you feel uneasy, avoid that person. Go inside a store or business if necessary. If you must make a call while you are walking, go to a safe, public place like a store. Make your call; then conceal your phone the way you would conceal your cash before going back to the street.

## Your Car

When leaving your car, lock it and close the windows. Take your key. Don't leave items inside the car even if you think they look like trash—they'll still look attractive to a thief. When you get in the car, close and lock the doors immediately. Keep the doors locked and the windows rolled up. If you must make a call while driving, pull over and keep an eye on who is near your car.

## At Home

When you are exiting or unloading your car, when walking from your car to your home, or when spending time in your front yard, follow these precautions: Be cautious of anyone on the street who makes you feel uneasy. If you view such a person and are in the front yard, quickly go inside and lock the doors. If you are in a car, stay in the car with locked doors and windows. Either use a cell phone to call someone to escort you inside, or drive away and come back later. Never ever open your door to anyone you do not know.

## The ATM

Use ATM's in well lighted, populated areas. Store and bank ATM's during the day are best. Scan the area before using the ATM. If you see a person loitering in the area for no apparent reason, go to another location. If you see something strange during your transaction, push cancel, take your card, and leave the area. After the transaction, be alert. You'll have cash in hand making you a possible target. Scan

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.

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## 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.

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## Oakland Fire Prevention Bureau Landscape Compliance Inspections

The City of Oakland has sent notices to all homeowners about their upcoming inspections for compliance with the Fire Department regulations on defensible space.

Last year, we had a very small number of homes that received a non-compliance notice.

We do not anticipate any problems this year. In the unlikely event that you do receive a notice, please place a copy in the mailbox at 30 Schooner Hill. The HHIV Association is responsible for all landscaping around our homes. Please do not attempt to make corrections yourself.

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## Driveway Parking

Many residents have been parking a car in their driveway on a regular basis. Please note that there are two rules that apply to this practice. From the Parking Rules (available at <http://www.hhiv.org>):

- Residents must park their first two vehicles in their garages. If they have a third vehicle, it must be parked on their driveway to the fullest extent possible, except that parking on the street is permitted for no more than 5 hours in any 24 hour period. In no case is parking on the sidewalk or curbs permitted, except where these are part of a driveway apron.
- Residents with vehicles that cannot be parked in their garage or on their driveway must park those vehicles outside of Hiller Four. Resident parking in the Guest Parking area is not permitted at any time.

The “fullest extent” means that the car should be parked such that the smallest amount of the car protrudes out of the driveway. For short driveways (the vast majority of our homes), this means that cars **must not** be parked perpendicular to the garage door. Rather, cars **must be parked** so that the car is as parallel to the garage door as is possible.

As a reminder: any vehicle parked in violation of these rules and regulations is subject to being towed at the owner’s expense. Any member who violates or permits a violation of these Rules shall be fined and pay the Association a penalty of forty dollars (\$40.00) upon written notification to said member for each violation.

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## Attachments, Enclosures, and Filing

This bulletin and Income/Expense and Balance sheets should be filed in Section 8 of your Hiller Four Information binder.

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## Newsletter questions, comments, and contributions

Please contact David Spellmeyer if you would like us to consider material for the quarterly newsletter.

## Selling your home?

Please contact David Spellmeyer if you are considering selling your home or refinancing.

Selling a home in this Association requires us to deliver certain documents to the realtor. Providing us with notice of sales (or even refinancing a mortgage) will allow us to prepare a binder with all the documentation required and will speed responses to realtor’s queries.

We have also ensured that most of the documentation required by realtors can be found on the HHIV website.

<http://www.hhiv.org>

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## Renting your home?

Please contact David Spellmeyer if you are considering renting your home. We would like to ensure we have the proper contact information for any Association documents, such as these quarterly letters.

We need to have the names and contact information of the residents to both welcome them into the neighborhood and in the case we need to contact them.

If you are using a rental service, we will require their contact information.

## Registered and Certified Mail?

The US Postal Service rules make it extremely difficult for us to retrieve registered or certified mail or packages sent to the 30 Schooner Hill address. Of course, we understand the need for documentation of delivery and want to ensure timely receipt of these documents.

Please contact David Spellmeyer or another Board Member if you plan on sending a certified letter so that we can make arrangements to receive important documentation in a timely manner.

**Hiller Highlands  
Four Association  
Board of Directors**

**President - to 2007**

Bob Kuzma  
robbil32@pacbell.net  
510-981-1445

**Treasurer - to 2007**

Pauly Langguth  
pl2gs@sbcglobal.net  
510-549-9081

**Vice President - to 2008**

Tom Kremen  
tkremen@yahoo.com  
510-666-8899

**Vice President - to 2008**

Dick Saalfeld  
dsaalfeld@sbcglobal.net  
510-843-1088

**Secretary - to 2008**

David Spellmeyer  
dspellmeyer@mac.com  
510-883-1951

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*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.*

**Caldecott Tunnel  
Fourth Bore Project**

Plans to build a fourth bore on the Caldecott Tunnel continue to advance. There are three different Alternatives being considered at this point: a 2-lane option on the North side, a 3-lane option to be built on the North side, a "No-Build" Alternative. On May 12, Caltrans, the Federal Highway Administration, and other transportation agencies released a Draft Environmental Assessment/Environmental Impact Report (Draft EA/EIR) for the Caldecott Improvement Project. The Draft EA/EIR analyzes all three alternatives. It identifies the short-term temporary impacts, as well as the long-term permanent environmental impacts that may occur as a result of the project. You can download the entire report from: [http://www.dot.ca.gov/dist4/caldecott/draft\\_ea\\_eir.htm](http://www.dot.ca.gov/dist4/caldecott/draft_ea_eir.htm).

Some of our homes have a direct view of the tunnel and/or Highway 24, and already experience traffic noise. Because they and other homes will potentially be impacted long-term by increased traffic and noise, the HHIV Board sent a representative to public hearings. We have reviewed the Draft EA/EIR. Based on information gathered, the Board has voted to submit a comment to CalTrans in support of the immediate implementation of noise abatement measures and, independently, support for the 3-lane alternative. The comment submitted is shown below.

**Hiller Highlands Four Association**  
30 Schooner Hill, Oakland, CA 94618

July 9, 2006

Gregory C. McConnell  
Senior Environmental Planner  
Dept. of Transportation, District 4, Environmental Analysis  
Mail Station 8B  
P.O. Box 23660  
Oakland, CA 94623-0660

Attention: Sheryl Dorado, Associate Environmental Planner

Submitted electronically to: [Caldecott\\_Public\\_Comments@dot.ca.gov](mailto:Caldecott_Public_Comments@dot.ca.gov)

Dear Mr. McConnell,

The Board of Directors (BOD) of Hiller Highlands Four Association (HHIV) has voted unanimously to submit this comment regarding the Draft EA/EIR for the Caldecott Improvement Project.

HHIV is comprised of 80 homes and is situated on the top of the hill on the Western portal of the Tunnel. Several of the Association's homes have direct views of the portal and still others are impacted directly by traffic noise from California Highway 24.

The BOD supports the 3-lane alternative "Tunnel Alternative 3N".

Separately, the BOD strongly endorses implementation of traffic noise abatement measures, regardless of the Alternative selected. The BOD supports immediate implementation of these measures. Such measures include, but are not limited to:

- an enforced speed limit of 50 MPH on the Western side of the Tunnel
- an enforced ban on the use of "Jake" brakes on Highway 24
- use of pavement surfaces that have been demonstrated to reduce traffic noise

Sincerely,



Signed electronically

David Spellmeyer  
Secretary, Hiller Highlands Four Association  
30 Schooner Hill  
Oakland, CA 94618

**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