

Hiller Highlands Four Association

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

Letter from the President – Pauly Langguth

Before I go on about how much fun we had on our Potomac cruise, I want to thank all of the people who scurried around behind the scenes and made it possible. Special thanks to Gordon Seligson, who just happens to be a Potomac Docent, for making the arrangements for us and helping with the food preparation. Thanks also to George and Sandy Innes, Cheryl & Mike Brodsky, Helen & Dan Marshall, Tom Kremen, Tom Langguth, David White, Janet & Dick Saalfeld, John Baar, our loyal “helper” Michelle Splithoff, as well as to the Captain, crew & docents on the Potomac.

This event was a huge success when measured in the following ways:

- A perfect day on the Bay.
- Wonderful food and beverages
- 100 people, from at least three Hiller phases, who accepted the challenge/invitation to mingle and meet their neighbors.
- Requests to “do it again!”

I believe everyone had a good time. Thanks for turning out to join in the fun. We enjoyed meeting you and we welcome your suggestions, comments and participation in future events.

And as we head into fall (our Indian Summer, although we surely did not see that on the cruise), some thoughts:

September:

School's open, drive carefully
Slow down and save gas

October

Visit our gardens and check out the Fall Colors
Happy Halloween!

November

Vote as you please, but please vote!
November 19, HHIV Board Meeting, (see below)

December

Happy 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 will occasionally need to be conducted in executive (closed) sessions.

A tentative agenda, subject to last minute changes, 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

Nov 19, 2008

Jan 14, 2009

Mar 18, 2009

The 2009 annual general meeting will be held on April 1, 2009 and will be preceded by a social hour starting at 6pm.

Resident updates – Janet Saalfeld

Yes, we do have a Welcome Committee for our new neighbors! We bid adieu to folks who are moving away and welcome our new neighbors (see below).

We want to make sure we have accurate contact information for our new neighbors, such as telephone numbers, email etc. We will try to get that from each of you and also make sure that they have a Hiller Four binder with the current CC&Rs and other documents. We also encourage everyone to introduce yourselves to each of our new residents.

New owners (since the Q2 2008 Bulletin)

Thomas & Ann Swartz, 64 SH

Returning owners

York Chan, 9 CC

Please call me with suggestions or questions:
Janet Saalfeld #5 Captains Cove, 843-1088

Treasurer's Report – Bob Kuzma

Current financials are attached; contact me if you have questions.

Architectural Control Committee – George Innes

Address Numbers – Curb Painting

In July many of our homeowners found stickers on their homes making a pitch to paint address numbers on the curb (for a price) and referring to visibility of curb addresses for police, fire and ambulance services. We received some inquiries from homeowners who thought the HH IV Association was sponsoring this. However, this was not the case, the handbills were placed by a private vendor without prior notification to, or coordination with, the Board. As to the matter of visibility for emergency services personnel, the Board looked into this issue during the post-firestorm rebuilding period. After consultation with the Fire Department it was determined that lighted address placards would be best for visibility. The board adopted lighted address placards as the standard for all of the homes in HH IV, and addresses were therefore not painted on the curbs. If in the future the Board determines that it is appropriate to have addresses painted on the curb, such a project would be coordinated through the Association. Meanwhile, if you receive a curb painting pitch from a vendor please refer them to a member of the Board, the Architectural Control Committee (ACC) or the Streets & Lights Committee.

2008 Walk Around Inspection

In August members of the ACC conducted our annual inspection of all of the homes in HH IV. Overall, our homes are looking in good shape and many have been repainted in recent years. Inspection reports will be distributed to homeowners in September. The Board and ACC appreciate your prompt attention to any corrective action comments noted on the report for your property. Please note that we will provide feedback on each unit even, if no corrective action is needed, in which case the notice will indicate "All OK".

One of the items noted for a number of homes is chalky paint on the railings, requiring repainting. FYI, here is information regarding the paint product we have specified for repainting of railings: "The blue railing color (standard throughout HHIV) can be requested by the name, "Ink" (code D120) and is on file at Pursel Quality Paints with the other HHIV colors. The material is: Pittsburgh Paints Industrial Interior/Exterior Semi-Gloss Acrylic Metal Finish, Deep Rustic Mixing Base 7-377." This paint product seems to be holding up well for those who have used it. Your ACC Chair had this applied to the railings at 2 Clipper Hill three years ago and it still looks good.

Solar Rules

Rules governing installation of solar energy systems in HH IV homes were developed earlier this year and were circulated to the membership for comment (as an attachment to the Q II Bulletin). No comments were received during the 30-day comment period, so the rules, as written, will come before the Board at its September 17th meeting for a vote on adoption.

The rules outline installation requirements and provide guidance for homeowners who may wish to consider a solar energy system.

Landscape Committee – Barbara Schindler

At the moment there are no "projects" underway, just ongoing maintenance of the existing landscape. Please be alert for irrigation system breaks, there have been a few noted in recent weeks where the low pressure emitters have become disconnected from the end of a line or a break caused by animals (yes we have a lot of deer walking around at night in search of tasty snacks).

If you received a Vegetation Management Inspection Report from the City of Oakland that indicated "action" was needed on the vegetation beside your residence and you have NOT provided me a copy, please do so at your earliest convenience so we can address the issues.

Parking – Dick Saalfeld

Most everyone has been very good about following parking regulations. Don't forget to remind your guests about the rules for over night

parking and parking on the street etc. Remember, parking regulations are important and necessary for the safety of all of our neighbors.

Call me if you have questions: Dick Saalfeld #5 Captains Cove 843-1088

Streets & Lights – Gordon Seligson

Dryco Construction on August 5th & 6th completed the triennial street resurfacing. Thanks to all residents for their cooperation during the one day street closures.

Lamp fixtures have been cleaned as promised at the last general meeting. Please let me know if you note a malfunctioning lamp.

Bentley School update – Linda Harris

The Environmental Impact Report (“EIR”) is still not released. We do not know why it is taking so much longer than expected but we do know that the fire department and the traffic department have had some concerns about the volume of traffic and we have raised concerns about the cone zone operation with them.

Bentley seems to be trying to implement some changes that may be proposed by the city as a result of the EIR. They have issued new traffic rules to parents, however it is not clear that the school can effectively enforce these rules. During the first few days of school we have seen virtually every one of the rules violated: jaywalking, u-turns and parking in the neighborhood are still occurring. The school’s rules do not seem to include any serious steps to reduce the volume of traffic.

Over the summer the city issued 3 additional permits to Bentley for modifications to buildings and to build a new sidewalk off of Hiller for their loading operations. We filed 2 different objections about these permits with the city Planner Heather Klein because we felt the school was continuing to use piecemeal permits so their facility can accommodate the students that are already squeezed in there and for which they are applying for a permit. We believe that the EIR should have been completed and a decision on the current use permit made before any additional permits were issued. The planner disagreed with us and called the new deck

project on the Tunnel Road side, a “landscape feature” exempt from review. The construction has been completed.

We have no new expected release date from the planner. Bentley has told parents that they **do not expect** the Conditional Use Permit decision to be made within this school year. The school is benefiting from the lack of leadership at all levels within the city and they benefit from this longer process because they are operating with the enrollment conditions they are applying for. A negative decision on the enrollment would cause them to have to make changes or take legal action against the city.

The earliest possible date for that meeting is now October 17. The city must make it available for at least 30 days before the hearing.

Once we have a date for the hearing, we will use the 30 days to organize neighbors to attend the hearing and make statements. The Neighbors for Safety in Hiller Highlands steering committee has completed a traffic video taken during the spring semester, which will also be used at the Planning commission hearing.

Please let me know if you have any specific observations or experiences in regard to the Bentley traffic, as I can submit such information for consideration by the planners in developing the final EIR recommendations. My phone is 548-1633 or email me at lharris@sbcglobal.net.

North Hills Neighborhood Crime Prevention (NH-NCPC)

The next NCPC Town Hall will be Wednesday, November 7th at the Highlands Club for which invitations will be extended to Oakland council members from districts 1 & 2 and the new At-Large member and a representative from the Berkeley Council so they can share their visions/priorities.

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