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Hiller Highlands Four Association Newsletter

Spring
2011



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For all the latest information, visit our website:
www.hhiv.org

Government of the people, by the people, for the people...

By Cheryl Brodsky



Hiller Highlands Four Association's annual meeting is April 6, 2011. It is your opportunity—and indeed your obligation—to attend. You have chosen to live in a planned unit development. Certain responsibilities as well as rights and benefits go along with that. In the usual neighborhood, if your neighbor decides to paint his house neon purple, let his garden die, string psychedelic lights up his walk way, all you can do is stew about it. In a planned unit development such as Hiller Four, you have CC&R's and architectural rules that protect you and help preserve the neighborhood and your property values, but the CC&R's and the rules don't write themselves nor do they enforce themselves. It takes the residents of Hiller Four---it takes YOU to determine what the rules should be and to make sure they are fairly enforced. Issues may be decided at the annual meeting that will affect you and your neighbors for years to come. These are decisions that should

not be delegated to others. Be a part of the solution. Come to the annual meeting, and come also to Board meetings where your voice will be heard.

Government exists on many levels. Besides being governed by the Hiller Four Board of Directors, you are governed by the City of Oakland as well as by state and federal governments. With all that governing, it's amazing that we have all the freedom that we enjoy.

With government however, come problems, as in the mythical village of Elmland.

Once upon a time in a far away village named Elmland, east of a beautiful bay, there was a vast junk yard.

Elmland's Council of Elders said, "Someone may steal from it at night," so they created a night watchman position and hired a person for that job.

Then the Council of Elders said, "How does the watchman do his job without instruction?" So, they created a planning department and hired two people, one person to write the instructions, and one person to do time studies.

Then the Council said, "How will we know the night watchman is doing the tasks correctly?" So, they created a Quality Control department and hired two people, one to do the studies and one to write the reports.

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Then the Council said, "How are these people going to get paid?" So, they created a timekeeper and a payroll officer and hired two people for these jobs.

Then the Council said, "Who will be accountable for all of these people?" So, they created an administrative section and hired three more people, an Administrative Officer, Assistant Administrative Officer and a Legal Secretary.

Finally, the Council said, "We have had this command in operation for one year and we are \$18,000 over budget. We must cut back overall cost." So, they laid-off the night watchman.

This is, of course, very different from the not-so-mythical City of Oakland; although coincidentally, Oakland also has had significant budgetary issues and consideration is being given to laying off our night watchmen, the OPD. Would you like to express your thoughts on the City budget crisis to someone who has the Mayor's ear? This and other issues will be fair game at our April 6th annual meeting. Sue Piper, who is our neighbor on Hiller Drive and is a Special Assistant to Mayor Quan, will address some of these issues and will take our questions. I know that I have a question. How can I let the Mayor know that I view public safety as a priority and that the reporting of crimes online is a bad idea for everyone other than the criminals? Hopefully, Sue will give us some ideas as to how to best be heard by our city government.



Oakland Mayor Jean Quan

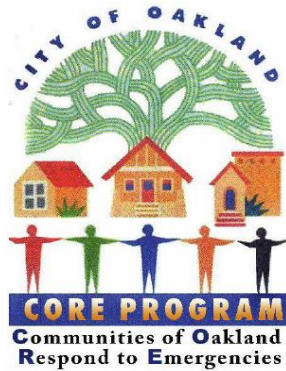
Mayor Quan says that she really wants to know what is important to us. To accomplish this, the Mayor is holding "Town Meetings" in each council district. The town meeting for District 1, our District, will take place on Sat. April 2 from 10:00-12:30 at the North Oakland Senior Center, 5724 MLK Way. The format will include breakouts into small groups where we will be guided into setting a list of priorities for the issues we want the Mayor's office to tackle. For further information on this meeting contact Susan Montauk: smontauk@gmail.com. Mayor Quan also has initiated an electronic newsletter in which she regularly reports on issues pertinent to the residents of Oakland. If you would like to be on the e-mail list to receive this newsletter please contact Sue Piper: sgpiper@sbcglobal.net.

As Will Rogers said, "I don't make jokes; I just watch the Government and report the facts." On some level we get what we deserve. See you all on April 6th.

CORE

Communities of Oakland Respond to Emergencies

By Tom & Pauly Langguth



The CORE program of the Oakland Fire Department Office of Emergency Services recently announced a city-wide exercise of mock disaster practice on Saturday, April 30, 2011 from 9 a.m. to Noon. Hiller Four is participating, so watch for a flyer in your mailbox with detailed information. You can learn more by attending our Association's Annual Meeting on Wednesday, April 6th, 6:30 p.m. at the Highlands Clubhouse.

For a current training schedule for CORE I, II, and III classes, go to the website at www.oaklandcore.org or call 510-238-6351.

Neighborhood Watch

By Pauly Langguth



Neighborhood Watch, a crime prevention program, is a partnership between neighbors, law enforcement and the community. Our motto is: "We Look Out for Each Other." Hiller Four has recently joined this program by organizing Block Captains and arranging for the posting of street signs to show we are members. Our sincerest thanks go to our Block Captains who volunteered to serve in this capacity.

Street specific contact information is listed below:

*Please note that homes on Charing Cross are included within the Hiller Phase 5 Neighborhood Watch activities.

Block Captain for Clipper Hill:

Arlene Nestor

(510) 548-7855 (home)

(510) 3326-4887 (cell)

Block Captains for Captains Cove:

Bob Kuzma and Bill Hunt

(510) 981-1445

robbil32@pacbell.net

Block Captain for Schooner Hill #1 - #35:

Rick Bohner

(510) 204-9654 (home)

(510) 816-9960 (cell)

rick.s.bohner626@comcast.net

Block Captain for Schooner Hill #36 - #72:

Jean Martin

(510) 845-4654 (home)

(510) 407-1190 (cell)

jimm43@att.net

If you observe a crime, call **911** or the non-emergency number **777-3211**, as appropriate. Then, let your block captain know afterward. Block Captains serve as local intermediaries with the Oakland Police Department.

Jean Martin and I attended the most recent meeting of the Public Safety Committee of the Neighborhood Crime Prevention Council at our local Fire Station on Amito Drive. Each Council is staffed with a Neighborhood Services Coordinator (NSC) and a Problem-Solving Officer (PSO) from the Oakland Police Department. The Council sets priorities to be addressed by O.P.D. and/or other City agencies each time they meet. The Council's monthly meeting agenda includes issues for discussion such as crime, traffic issues, aggressive dog control, or dangerous skateboarding--and determines the best way to handle them. Jean and I were very impressed by the obvious dedication of this group, and their commitment on behalf of our residents. At each monthly meeting, one of our Block Captains will attend and represent our concerns. Let your Block Captain know if you have a special concern to be addressed. For meeting minutes and agendas, please go to www.northhillscommunity.org. We urge you to visit this website to familiarize yourself with the work of this dedicated group of neighbors, the North Hills Community Association.

Architectural Control

By George Innes



Exterior Paint – Special Pricing for Homeowners in Hiller Highlands Four Association

As outlined in our Architectural Rules, the approved exterior colors for Hiller 4 homes are on file at [Pursel Quality Paints \(875 Potter Street, Berkeley 510-845-7525\)](#). We are pleased to confirm that Pursel will continue this year with its practice of offering discounted pricing to Hiller 4 homeowners for Fuller O'Brien Weather King II, the paint product we have specified for the stucco, siding, and trim of our homes. The discount is substantial at approximately 23% off the regular price for Weather King II (Flat finish for stucco and Low Luster finish for siding/trim).

When purchasing paint from Pursel, please inform the salesperson that the paint is for a home in Hiller 4 and that the discount price is on record under the Hiller Highlands Four account (Acct#11305).

If you're thinking of repainting, visit the Hiller Four website <http://www.hhiv.org> for information. On the Home Page, select "Architectural" then click on [Paint Scheme Assignments](#) to look up the color scheme assigned to your home, and click on [Appendix A - Painting Rules and Guidelines](#) to review the painting standards and description of the standard color schemes.

All requests to repaint the exterior of the home in the assigned colors must be approved by the Architectural Control Committee ("ACC"). You should advise the ACC of your intent to repaint via a note in the Hiller 4 mailbox or call/email to an ACC member. We will schedule a brief meeting to verify that the chosen colors are accurate and

approved – **prior to painting commencement**. The ACC can provide you a set of paint color "chips" to assist you and your painter.

As a courtesy, nearby neighbors should also be advised as to when painting will take place and care should be taken to protect adjoining residences from paint spray. Further, in the event damage to common area plantings and/or irrigation system occurs as a result of the work being done, Hiller Four will take needed corrective measures and will bill you for the cost. If you intend to hold the painting contractor responsible to reimburse you for any such repair/replacement expense, we recommend you advise him/her in writing before the work commences.



Protect the Bay – EBMUD's Wastewater Management Ordinance

The United States Environmental Protection Agency (EPA) is spearheading an effort to keep the San Francisco Bay clean by requiring that the East Bay Municipal Utility District ("EBMUD"), several East Bay cities, and one sewer district to fix old, cracked sewer pipes to ensure they don't allow the infiltration of rainwater which can overwhelm wastewater treatment facilities, resulting in untreated and partially treated sewage being released into the Bay. EBMUD is in the process of finalizing its Ordinance to comply with this directive. The draft ordinance contains provisions requiring that sewer laterals be inspected and repaired or replaced as necessary.

The sewer lateral is the sewer pipe that connects the private residence to the main sewer and typically runs under the homeowner's private property on its way to the public property sewer main. In the typical case, where a home is **not** part of a Common Interest Development ("CID") such as our Hiller Highlands Four Association, the sale of the home would trigger the requirement that the seller have the lateral inspected and repaired or

replaced if necessary to obtain a compliance certificate from EBMUD. The requirement to inspect and repair/replace can also be triggered by a remodel or additional construction exceeding \$100,000 or a request to change the size of the water meter.

Based on our understanding of the draft ordinance, it provides that in a CID, where sewer laterals are shared and run under Association Common Area, the Homeowners Association will be given ten years from the adoption of the final Ordinance to inspect the sewer laterals for which it is responsible, and repair or replace as necessary to obtain a compliance certificate from EBMUD. We will have to see how the final Ordinance turns out, but based on the current draft it appears that the sale of a residence in a CID like Hiller Four would not necessarily trigger the need to obtain a compliance certificate for the shared lateral that connects the residence to the main sewer.

EBMUD says the ordinance and related rules and procedures will be rolled out gradually during 2011, so we're not sure when it will apply to Oakland. The Board will follow developments as the Ordinance is finalized, and address the issue of maintaining appropriate financial reserves for the cost of inspecting and repairing/replacing sewer laterals as necessary during the ten-year period. The Compliance Certificates once issued, are good for 20 years before re-inspection will be required. You can visit www.ebmud.com/cleanbay for more information regarding EBMUD's Ordinance.

ACC Walk-Around Inspections

Each year the ACC conducts an inspection of the exterior of our homes and notes corrective actions, if any, required to maintain the home in good condition. This benefits all home-owners and residents by enhancing and preserving the value of our entire community as well as individual homes.



2011 Inspection – We expect this year's inspection to take place in June 2011 following which letters will be issued to all homeowners. If there are no corrective actions noted, the letter will indicate "All OK". If there are actions noted the Board and the ACC will appreciate your cooperation in addressing them promptly.

2010 Inspection Follow-up – In last year's inspection, some of the corrective actions requested to be completed by the end of 2010 still remain unaddressed. The ACC will send a reminder to these specific homeowners for completion of the requested actions prior to the 2011 Inspection. If you receive one of these reminders we will appreciate your taking prompt action to address the items noted.

Are we doing all we can?

"Recycle more,
waste less
and help the environment!"

By Pauly Langguth

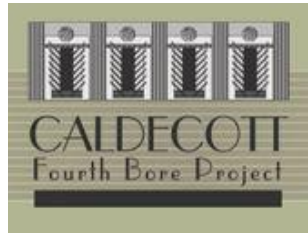


According to what we see near the curbs, most of our residents are taking advantage of one part of our County Recycle Program--cans, paper, & bottles. This is a reminder that food-soiled paper, food scraps, and yard trimmings can all go in the large green cans. You might consider sharing your large green can, if you still have one, with some of your neighbors. A lot of our residents opted not to have this can because of the small volume of yard trimmings that we produce individually. If you have the "Little Green" kitchen pail it can be kept under the sink or any place that makes it easy to use while preparing food or cleaning up after a meal. On Sunday night empty the little one into the big one and you have done your good deed. There are liner bags available for these little cans that are 100% compostable (yes, that's a word)

and 100% biodegradable. If you need a “Little Green” or a “Big Green” call Waste Management of Alameda County at (510) 613-8710.

And, in case you wonder if it’s worth the effort; every year, over 20,000 tons of food from Oakland ends up in the landfill. Per our recycling program, this food can now be processed into a rich compost material. Compost made from your food scraps will add valuable nutrients to the soil and reduce the use of chemical fertilizers.

The Caldecott Fourth Bore Project



The Caldecott Fourth Bore Project continues to move forward! The construction of the pipe canopy that will support the earth above the tunnel during the first 180 feet of excavation from the west has just been completed. Actual excavation work on the top portion of the tunnel is expected to begin soon, marking a major project milestone. As work on the west side begins, progress continues on the tunnel's eastern side.

There is still much work to be done and we greatly appreciate your cooperation as we move forward with this important project.

WHAT TO EXPECT

Mining inside the tunnel should produce minimal or no perceptible noise to nearby residences. Noise levels will be highest during the initial stages of tunneling, when there are no tunnel walls to muffle the noise.

However, the hillside to the north of the portal and the 30-foot-high temporary sound wall will block most of the sound, and noise levels are not expected to impact local residents.

More than 50 truckloads of tunnel spoils will be hauled away from the site each week. In compliance with the legal agreement between

Caltrans and local residents, no tunnel spoils will be removed from the project site between 9 p.m. – 7 a.m.

Extensive dust control procedures will be employed by the construction contractor. All trucks carrying tunnel spoils will be required to cover their loads. If any dust is visible on the work site, the contractor is required to take measures to mitigate it, such as spraying the site with water or by covering exposed stockpiles with plastic tarps.

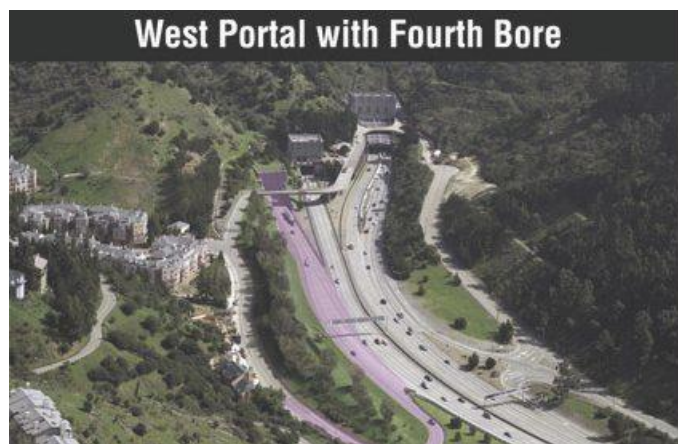
Caltrans will work with the contractor to minimize any disruptions or delays to public traffic on Caldecott Lane and other nearby roadways.

This project represents a partnership of the Federal Highway Administration, the Metropolitan Transportation Commission, the Contra Costa Transportation Authority, and the Alameda County Transportation Commission; it would not be possible without funding from the American Recovery and Reinvestment Act (ARRA) in 2009, Measure J, the local transportation sales tax approved by Contra Costa voters in 2004, Regional Measure 2, and other state funding.

FOR MORE INFORMATION

See the website and fact sheet about west bore tunneling for more details. Or, contact Caldecott Fourth Bore Public Information Officer Ivy Morrison at 510-333-4742.

<http://www.caldecott-tunnel.org>



Oakland Museum of California Thrives

The story of California.
The story of you.

By Mary Nell York



Nearly a year ago the Oakland Museum of California (OMCA) reopened its doors after a lengthy renovation. For thirty-one hours (California was the 31st state) visitors enjoyed the reinvented galleries and a mix of activities that, from the smiles on many faces, seemed to delight and engage them. Face painting was popular for both kids and their parents. And, from reports dancing to lively music in the middle of the night was a winner. It is no wonder that 20,000 people chose the museum as THE place to be on that opening weekend.

The expanded Art Gallery is laid out thematically with areas devoted to the land, people and creativity.

- A mix of styles, materials, and time periods in the **Land** section is revealed in paintings, photographs, prints, drawings and a stunning ceramic head. Albert Bierstadt's sun infused painting of Yosemite is displayed next to a topographical landscape of the area that shows visitors the difficulty of journeys there in the 19th century.
- A wall of portraits from different eras is a grand display of those who came to California in the **People** section. Elsewhere, a 19th century classical nude sculpture of a perfect woman is a real contrast to the colorful, slightly impudent sculpture of a 20th century woman in a bikini.

- **Creativity** spans several sections and embraces contemporary art from the turn-of-the century, when the arts and crafts movement flourished, through today. The works show the many changes that have taken place in art forms, paintings, sculpture, clay, jewelry and furniture. You will see many new ideas.

The History Gallery exhibits investigate why people flocked to California. After gold was discovered thousands headed our way. "Interactive" is what makes this gallery so fascinating. Visitors can open drawers in the prow of a ship to see what people brought with them. And, by punching a button in the Gold Rush area, they meet the lady of the house in her 1850s kitchen at Rough and Ready. Handmade books hold stories of the miners and also of men like Levi Strauss who made it rich in another way. Compelling depression era photographs by Dorothea Lange flash across the windshield of a 1930s jalopy and make you aware of a bleak period in California history. On a lighter side, there is a juke box with a small dance floor. Pick your favorite piece and dance a while.

(The Natural Sciences Gallery will reopen in 2012.)

After nearly a year, enthusiasm for the museum has not waned. More than 140,000 people came to see the special Pixar exhibition last summer and fall. Recently two more special exhibitions have opened. "Splendors of Faith" is a visual feast that presents the artistic heritage of the Spanish missions. More than 100 works including sculpture, paintings, vestments, and religious manuscripts are on view. In addition to art, visitors will learn about the history of the missions.

The other special exhibit is a forty-year retrospective of Michael C. McMillen's show-stopping work. This "installation artist" uses junk as his medium. Among others, a famous installation he calls "Pavillion of Rain" has been recreated. Chief Curator of Art Phil Linhares said recently, "We dressed the walls with all kinds of

junk to make a dilapidated building above a pool. The rain falls regularly and the mysterious dark is alive with the sounds of insects and animals.”

The museum is a place where you can easily spend a day or return frequently to enjoy different aspects in a leisurely manner. In addition to the permanent collections and special exhibits there are lectures, family programs, gallery talks, docent tours, a good café, community celebrations, and much more. For hours, directions, guided tours and the full program go to the museum’s website which is: www.museumca.org.

In 1969 when the Oakland Museum first opened, Ada Louise Huxtable, the New York Times architecture critic, deemed it the “most thoughtful revolutionary building in the world.”* When the reinvented museum opened in 2010, critics applauded the interior changes, and the American Institute of Architects awarded it the 2010 Merit Award for Architecture. OMCA is indeed world-class. Make sure you put it high on your list of things you must see.

*Kevin Roche was the architect, one steeped in the modernist approach. He was a young Irish immigrant who had worked for the esteemed Eero Saarinen who had died. He made such a compelling presentation to the museum’s selection committee he was awarded the contract. This spring “Kevin Roche: Architecture as Environment” is on view at the Yale School of Architecture. At 88 there is no doubt about his stellar career.

Treasurer’s Report

By Gordon Seligson



Expenses for the year are within budget. The 2010 CPA review was distributed to all owners during February, and is also posted on our web site.

Unfortunately, we have two assessment delinquency situations—one of which has been turned over to a collection agency, which will start the lien process to ensure that the association is paid. Contact me if you have any questions or want more information.

Neighborhood Notes

By Janet Saalfeld



Welcome back Julie and Michael Petrini at 46 Schooner Hill. They just couldn’t stay away! Living in Hiller Four previously, they had moved to Skyline and now have followed the call to return to Hiller. Julie, a nurse, retired in July from Kaiser Permanente after 12 years and is busy with family responsibilities and elder care issues. Michael is VP for Advancement at Bishop O’Dowd High School. They have two daughters and two grandchildren. We’re all looking forward to seeing more of you in the neighborhood.

Farewell to Vaughan and Solange Shalson from 7 Clipper Hill.

New hip recipient Mary Nell York from 26 Schooner Hill is back walking the neighborhood hills and hard at work with all her many volunteer activities.

John Smee, from 22 Schooner Hill, is slowly recovering from a serious ankle injury. Good news from “Nurse Mary Ellen,” who reports that with her nursing care, he is getting better and is sure to be skiing again next year.

We have officially declared that there shall be no more injuries or illness on Schooner Hill!

Sharing sad news, we lost one of our oldest and dearest neighbors, Ed McKnight, in January. He was one of the original residents in Hiller Four. He served in various positions on the Hiller Board for many years, including President. He and Renee have lived here for over 30 years; including time spent re-building after the fire.

Ed was an amazing and loyal fan of the Cal Bears, never missing a football game since he started Cal in 1934. You can see two delightful interviews with Ed as the “**2008 Cal Football: Bank of the West Fan of the Year**” on YouTube:

[Cal Football: Bank of the West Fan of the Year \(3/5\)](#)

[Cal Football: Bank of the West Fan of the Year \(4/5\)](#)

Ed was President of the Alameda County Tax Payer Association for many years. Renee describes him as a man of integrity and discipline, and was a wonderful husband and father. Almost to the end of his 95 years, he enjoyed many hobbies including tennis, hiking, travel, and reading. We offer our sincere sympathy to Renee and their family.

MARK YOUR CALENDARS!

Wednesday April 6, 2011 at 6:30PM

The 2011 General Meeting will be held at the Highlands Country Club. All residents, including renters are invited. The evening will begin with delicious food and your favorite beverages.

We are fortunate to have as our speaker this year Ms. Sue Piper, a Hiller resident, who is the Special Assistant to Oakland Mayor Jean Quan for communications. Sue will speak on the best way for us to let the Mayor know our concerns on public safety, education and the budget. Bring your questions.

We will have raffle prizes and the evening will conclude with the annual business meeting including election of officers for the Board. Come gather with your neighbors as you won't want to miss out on the latest Hiller Highlights.

We can always use some help for set-up and/or food. Please call Janet Saalfeld (510) 843-1088 or saalfeld@sbcglobal.net for information. Come gather with your neighbors.



National Volunteer Week

April 10 – 16, 2011

National Volunteer Week was established in 1974, and has grown each year since, supported and endorsed by U. S. presidents, governors, mayors and other leaders. The week focuses on inspiring, recognizing and encouraging people to seek out ways to engage in their communities. It's about taking action for positive change.

We are pleased to have this opportunity to thank all of our Hiller Four volunteers. Our Board and all of our committee members volunteer their time and talents to make our association attractive, safe, and the envy of many other associations. And, because they do it all themselves, they save our residents a good deal of money that would otherwise be needed to pay a management firm.

Please take some time to talk to one of our board members, or attend one of our board meetings, to learn how you can volunteer to benefit your association. There are opportunities currently available and new opportunities could be developed with interest and support.

“Volunteers are the only human beings on the face of the earth who reflect this nation’s compassion, unselfish caring, patience, and just plain love for one another.” -- ERMA BOMBECK



Please volunteer to help your community thrive! As a neighborhood, we can accomplish wonderful things; if only we choose to contribute a small slice of our time.

“Small acts, when multiplied by millions of people, can transform the world.” -- HOWARD ZINN

The Back Page

For this Spring edition, we had hoped to bring you some photos of our wonderful landscaping bursting with colorful blossoms. Unfortunately, with the very rainy weather over the past month, the few trees which bloomed early had their flowers knocked off by hail and heavy rain. And, the later blooming trees are now a few weeks behind schedule. So instead, let's bid a final farewell to our gray, stormy skies.

Photo at right: Storm and Sunshine © 2007 - David Spellmeyer.

Photo below: Hiller Highlands as viewed from Rockridge BART © 2011 - David Spellmeyer.

