

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

BULLETIN
Third Quarter 2004

BOARD OF DIRECTORS

President	Alan Reader - areader@orindatravel.com	To 2005	843-0384
Vice President	Bob Kuzma - robbil32@pacbell.net	To 2005	981-1445
Vice President	Bob Allen - rallen@rpa-llp.com	To 2005	548-9088
Vice President	Dick Saalfeld – dsaalfeld@axarosenberg.com	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 provide 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.

Welcome to our new neighbors:

Dennis & Margaret Goza at 36 Schooner Hill
Robert and Winne Farwell at 62 Schooner Hill
Colin Vincent at 67 Schooner Hill

The following **properties** are currently in transition, according to available information:

- 17 Captain Cove – sale in progress
- 8 Clipper Hill – sale in progress

Updated phone numbers for our **Emergency tree** are needed. Please drop a note in the mailbox (30 Schooner) with any updates. The updated list will be distributed shortly.

The July **2004 Board Meeting** included the following in addition to routine business:

- Commitment to review and update all Rules & Regulations by the end of the year, as well as to review the CC&Rs to determine if an update is necessary.
- HHIV Insurance policies have been renewed. A Statement of Coverage is attached.

Board meetings dates. The meetings are held on the third Wednesday of every other month at the Hiller Country Club starting at 7pm. Dates are September 15 and November 17. The meetings are open to all residents.

A **Fall Social Event** is being held, for September 18th. Announcements were sent out last week. **RSVP by September 10th.** *Sooner is better.* The Event committee: Margaret Kreider, Sandy Innes, Suzanne Barr, Dick & Janet Saalfeld, Pauly Langguth and Gordon Seligson. For more information, please contact Gordon at 845-1216.

WEBSITE -- <http://www.hhiv.org/>

Hiller Highlands Four Association now has a website! We will use the website to post information about upcoming Hiller Highlands Four activities. Please take the time to

check out what is being hosted our new website. A special thank you goes to Bob Kuzma for his hard work in organizing, preparing, and hosting the website.

FINANCIALS

The June 2004 balance sheet is attached, contact the Treasurer if you have questions.

INSURANCE

An updated Statement of Insurance Coverages is attached. All policies have been renewed and are effective as shown. Total cost for the premiums is just under \$15,000. An increase in quarterly dues for 2005 may be required to keep pace with the cost of insurance premiums and funding landscape improvements (which have been partially paid from reserves for the past three years).

Assessment Insurance

The association strongly recommends that each owner include "Loss Assessment Coverage" as part of their Property Insurance policy. This coverage pays for an assessment from an association of property owners under specific circumstances.

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

Three owners have not yet replied to their 2003 walk around. As part of the review and updating of the ACC Rules & Regulations, a fine for failure to complete requested actions (after discussions between the owner and the committee) will most likely be included. The 2004 walk around is expected to take place in September and October.

A reminder, you must obtain prior approval from the ACC before installing a satellite TV dish.

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

We have recently experienced a number of breaks in the PVC irrigation system, some of which appear to be due to animals. If you see or hear water "running", ***please contact Barbara immediately at 841-7753.*** As a last resort, water flow can be stopped by turning off the intake at the appropriate irrigation controller (the fixtures covered with green insulated covers).

Work has been completed on several projects authorized at the February Board meeting, as indicated in previous newsletters. We anticipate that an additional project will need to be undertaken soon, specifically to bolster the path below Schooner Hill which connects with Hiller Drive, which is suffering from erosion..

PARKING – Dick Saalfeld (Chair) and other members of the Board of Directors

We continue to have problems with residents not obeying our parking rules. As a reminder, 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 up to 5 hours. Cars parked on the street must be

parked close to the curb and in a manner such that traffic flow will not be impeded. In particular, emergency vehicles must be able to pass through our streets easily. Since this is an ongoing and serious issue, towing will be considered as a remedy for chronic offenders of our parking rules as the Board undertakes a revision of the Rules and Regulations.

STREETS & LIGHTING - Gordon Seligson (acting Chair – streets and lighting), Rita Wieland, Robert Kreider (advisor) -- *Please report non-working or malfunctioning streetlights to Gordon at 845-1216.*

CORE (City of Oakland Residents respond to Emergencies)

A meeting was held to discuss continued traffic congestion at the bottom of Hiller Drive during the school year.

The problem is that on a normal school day the road is not passable without violating traffic laws. NOTE the signs: TRAFFIC FINES DOUBLED. While Bentley School has a Conditional Use Permit issued by the City for 200 students, it currently has 352 students enrolled. Most students arrive and leave campus in private autos.

Extreme danger, caused by this situation, can easily be imagined by those who on October 20, 1991 (which was a Sunday) had to escape the fire. On a school day, with traffic blocked on the Hiller curve and parents rushing in the opposite direction to collect their children -- the traffic interlock would block any escape from fire for hundreds of adults and children.

This is a list of the City and School Officials involved in solving this problem:

- Heather Klein, City Planning (assigned problem manager) hklein@oaklandnet.com
- Zachary Wald, Council Aide to Jane Brunner 238-7013 zwald@oaklandnet.com
- William Singman, Code Enforcement Department, wsingman@oaklandnet.com
- Inspector Clayton, Fire Marshall office, tel 238-2390
- Barbara Armstrong, Bentley School (consultant) barbaraarmstrong@comcast.net
- Rick Fitzgerald, Bentley School (headmaster)
- Bruce Wallin, Bentley School (CFO) bwallin@bentleyschool.net

To get involved, please contact Linda Harris, 37 Hiller Drive, lharris@sbcglobal.net, who has volunteered to collect updates from the neighbors who are working with Planning, Fire, Traffic and Permit Enforcement to resolve these issues. She will update interested neighbors periodically as necessary.

<i>General information</i>
EBMUD's emergency number , when you see water flowing from beneath the street, as the result of a broken lateral, is 635-3000. Please call them quickly to avoid additional damage to our infrastructure.
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.
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).

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
Statement of Insurance Coverages	Section 6 – replace previous version