

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

BULLETIN
First Quarter 2005

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 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 will be held on Wednesday, April 6th at the Hiller Country Club. There will be a buffet supper from 6 to 7:30, followed by a short business meeting. Please complete and return the enclosed RSVP, and the proxy form if you cannot attend!

Two members of the Board are not standing for re-election, so we need replacements – please consider serving on the 2005/2007 (it is a two year term) Board. Contact any member of the current Board for more information.

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. 2005 BOD meeting dates are March 15 (note: this is a Tuesday), May 18, July 20, September 21, November 16.

Welcome to our new neighbors!

- 23 Captains Cove – Penelope Deleray and Eugene Taylor

We are saddened by the recent death of Don Schulman, 63 Schooner Hill.

Pending sales activity

- 46 Schooner Hill – in escrow
- 63 Schooner Hill – in escrow
- 9 Captains Cove – on the market

FINANCIALS

The CPA has completed the 2004 review and prepared the necessary tax papers. A copy of the review is available upon request – contact the Treasurer

Notes regarding the December 2004 financials, which are attached.

- We ended the year with an operating balance of \$26,994, which included \$5,600 of prepaid assessment. Since we cannot carry over operating funds (unless they are prepaid assessments for the following year), this is being assigned as follows:
 - \$5,600 is being carried over

- \$17,250 will be used to pay outstanding Cleary Brothers invoices, which were approved (and in fact completed but not invoiced) during 2004
- the remaining \$3,874 was transferred to the association reserve account
- Unfortunately we ended 2004 with one past due assessment for the entire year. The Association is in the process of placing a lien on the property as efforts to resolve the matter with the owner have been unsuccessful.
- The association remains in an over-reserved position, which is why the Board has approved a 2005 budget which does not include additions to reserves from the quarterly assessments.

Notes regarding the January 2005 financials, which are attached.

- The budget amounts on the following lines have been adjusted to account for the carryover from 2004 operating balances (see above):
 - Line 12 – changed to reflect the 2004 past due assessment due on one residence
 - Line 13 – the \$5,600 of prepaid assessments
 - Line 34 – the remainder of the carry over
 - Line 163 – increased by \$17,250 to cover the three Cleary invoices
 - Line 199 – reflects the \$3,874 transfer to reserves

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.

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

The Architectural Control Committee will begin the 2005 inspections in March. Please note that recent changes in the architectural rules require that noted deficiencies be corrected within 180 days of inspection notice. Those few homeowners who have uncorrected items from the 2003 inspection notice are expected to correct the deficiencies by May 2005 or be subject to fine. The new rules allow for significant fines of up to \$5000.

New paint colors were added to the palette last year. Color names and options can be found on the web site <http://www.hhiv.org>, or by contacting Bob Kuzma at 981-1445. New sample color cards showing the new options will be distributed this spring.

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 will start in late February or early March. The total cost for this project is \$25,000 and will be paid from the 2005 Operating Budget. Work on retaining wall structures and replanting downhill from 20-28 Schooner Hill has been completed. An investigatory project to identify problems with the retaining wall adjacent to 7 Schooner Hill was approved, to be paid from 2005 operating budget. Complete repairs will cost \$4,500 and will be paid from the reserves.

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)

EBMUD completed the replacement of the water laterals, which should signal the end of the unexpected leaks. Some of the excavations took a lot longer than expected – the laterals were not where they were supposed to be and/or they were located beneath the storm sewer lines. Anyway, the job is done and we will now move on with repairing the various cracks and applying the slurry seal (which was due last year).

The tentative date for the two day slurry application is late April/early May – **remember, one-half of the streets are closed on each of the two days.** The project will be paid from association reserves.

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.

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