

Hiller Highlands Four Association

Quarterly Bulletin
First Quarter 2008
30 Schooner Hill
Oakland, CA 94618
Web site: www.hhiv.org

Board of Directors update

David Spellmeyer resigned from the Board in early January due to personal and professional commitments after nearly four years of very dedicated service. Cheryl Brodsky was appointed by the Board as the fifth Director. Pending the new elections in May, the Board will not elect a new President and rather will be governed by consensus rule. Vice Presidents Dick Saalfeld & Tom Kremen, will share responsibilities for chairing the meetings.

Annual General Meeting – Wednesday, April 2, 2008

An RSVP form is enclosed – so that we may plan refreshments, please RSVP indicating whether or not you expect to attend.

Elections of Directors for the Board will be held during the month after the annual meeting. The Secret Ballot process will be used only if there are more candidates than openings. The three open positions are currently held by Dick Saalfeld, Tom Kremen, and Cheryl Brodsky

Resident updates

A warm welcome to the following new residents of Hiller Four.

New owners

Ken & Michelle Ertman
Michael & Sarah Batiste
Mark & Heidi Santos

New renters

Darrell Breedlove & Catey McCreary
Robert and Helene Eisenberg

Financials

Enclosed is the 2007-year end report. Bob Kuzma will review this as well as current 2008 financials during the business portion of the General meeting.

ACC update - Your Home's Infrastructure – Life of Major Components

As most of the homes in Hiller IV are now 10 – 15 years old some of the major components, such as water heaters, furnaces, & A/C Units, may have reached or be nearing the end of their typical working lives. Gordon Seligson recently brought to our attention a website that has information regarding the typical lifetimes of a number of components in the home, which homeowners should find useful. Information regarding recommended maintenance and frequency is also included. The website is: www.oldhouseweb.com (on the home page click on the “How-To Advice” tab, then, under the “Popular Stories” section scroll to the article, “How Long Things Last Around the House”. The list of components on the website is extensive, however three of the significant ones are:

COMPONENT	TYPICAL LIFE (Years)	MAINTENANCE
Water Heater	8-12	Keep clean of household items. Annual professional maintenance.
Central A/C Unit	8-15	Keep free of plants and debris. Cover during winter months. Annual professional maintenance.
Furnace	8-12	Keep clean of household items. Annual professional maintenance. Inspect/ replace filter according to manufacturer's recommendations.

Gordon Seligson reports on his recent experience - we had a Trane XE80 furnace with two zones: If you have a similar unit, you may encounter the following situations:

- In 2006, after 12 years of use, the furnace would intermittently fail to ignite – it would try, and then shut down, the fan would not run; trying again, it might make it. It took our servicer three trips to find that the ignition unit was failing. Replacing the igniter solved the problem.
- In 2007, after 13 years of use, the unit would make strange noises upon reaching the set temperature and take awhile to shut down. Adjusting the pressure switch solved the problem.
- More recently, when the lower zone shuts down, the remaining heat is expelled via the upper zone. There has been intermittent noise when this has occurred during the last few months (which I blithely ignored), which has led to the entire unit failing – apparently the damper had “frozen” in place. While the dampers are supposedly lubricated for life, they do fail in time and since we could not access the failed damper without removing most of the duct work and heater, we replaced the unit with a correctly sized Bryant model (the unit installed in 1994 was oversized by 33%).

George Innes reports on his experiences:

- We, like Gordon, have a Trane furnace. After about 6-7 years of use the furnace, all of a sudden, failed to come on (wouldn't you know it would be in the dead of winter). It turned out that the igniter wore out and had to be replaced. The plumbing/heating man said his experience has been the igniters tend to give out at about 6+ years, so we have decided to have it replaced every five years.
- We recently replaced our water heater and the plumbing company representative (Albert Nahman Plumbing) told us that a re-circulating hot water system tends to reduce the life of the water heater. I share this, as many of the HHIV homes have re-circulating hot water systems.

Some other thoughts:

- Lint buildup in the dryer and/or duct leading outside is a serious fire hazard, particularly in those units where the ducting does not have a straight, level exit from the dryer
- From time to time, please take a look at your garage door and give it a hosing down to remove accumulated dirt. A light wiping of the mail slot cover with a bit of oil can restore the finish with minimal effort.

Landscaping – meet your garden crew

Hiller Four has been using Cleary Brothers Landscape since May 1995 and have been consistently pleased with their service. Barbara Schindler devotes long hours working with our account manager, Palmer Hill, and the team leader, Luis Moreno. Luis and his three associates are on site 1.5 days a week (full day on Tuesdays and Thursday mornings), rain or shine!



from left: Palmer, Barbara, Luis



from left: Hector, Manuel, Marvin, Luis

Bentley School update

As you have read in the Montclarion, the mediation to resolve the enrollment and attendant traffic situation was not successful – Bentley has refused to reduce enrollment from the current 360 level. Therefore the “dispute” has been referred back to the City in the form of (yet another) Environmental Impact Report (“EIR”), which is currently slated for release in Spring 2008.

The Neighbors for Safety in Hiller Highlands (“NSHH”) committee, led by Linda Harris, is coordinating the neighbor’s activities on this issue. Her comments follow and she or another representative from the committee have been invited to give an update at our April 2nd General Meeting.

Linda’s comments: “We will need neighbors to reengage when the EIR comes out. We will need people to write to commissioners and council members and to attend the hearing and speak out. Letters to the editor are also good. We need volunteers who could film and photograph traffic at Bentley for a few hours before school is out for the year so that can be used if this process carries into summer. Of course, there are expenses too. We expect to have about another \$1,000 to pay for legal and traffic engineer review of the EIR and traffic plan. We have paid all of the other expenses from the funds that were collected at the beginning of mediation 2 years ago and several neighbors have generously contributed to pay the difference (note: Hiller Four has contributed funds.)

Crime Prevention – an update

The North Hills Neighborhood Crime Prevention Council (NCPC) has executive meetings on the first Wednesday of most months at the Highlands Country Club, 7 p.m.- (April 2, May 7, etc.). Marlene Eastman represents Hiller Four.

Quarterly public meetings with knowledgeable speakers are scheduled for May 7 (mail, identity & bank fraud) and Nov. 5 (Measure Y with Jane Brunner and Jean Quan). On Aug. 5, many neighborhoods are organizing a social event to celebrate National Night Out.

The NCPC encourages local neighborhoods to organize and address crime to improve the quality of life and security in our communities. We've had excellent, informative and productive meetings with officers from the Oakland Police Department. All of Hiller Highlands, as well as other neighboring groups, are included in Oakland's Community Policing Beat 13Y.

The web site is <http://www.northhillsnpc.org/>.

Your participation is encouraged. The bottom line is that incidents need to be reported to the Oakland Police in a timely manner, they can't do anything (or build a history of problems) without knowing about the situations – use 911 only for life threatening situations, all other reports should be made to 510-777-3333.

Along these lines, get to know your neighbors, what vehicles they drive; if they are having long-term visitors and when they will be away (so you can pick up any papers or other materials left on the driveway).

2008 Board Meeting Dates

March 19, Wednesday
May 21, Wednesday
July 16, Wednesday
Sep 17, Wednesday
Nov 19, Wednesday

Unless otherwise announced, the meetings are held at the Hiller Country Club 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.

General Information

Selling or Renting your unit

Please contact the Secretary, Pauly Langguth, if you are considering selling your home, refinancing or renting.

Selling a home in our Association requires us to deliver certain documents to the realtor and title company (note that most of the documentation required by realtors can be downloaded from the HHIV website at <http://www.hhiv.org/>).

For rental units, the Board needs to ensure the Association has the proper contact information for any Association documents, such as these quarterly letters. If you are using a management service, the Association also requires that contact information.

Registered and Certified Mail?

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. Please contact Pauly Langguth or another Board Member if you plan on sending a certified letter so that the Board can make arrangements to receive the mail in a timely manner.

Contact Names & Numbers Board of Directors

Vice President

Tom Kremen (63 SH)
tkremen@yahoo.com
510-666-8899

Vice President

Dick Saalfeld (5 CC)
dsaalfeld@sbcglobal.net
510-843-1088

Secretary

Pauly Langguth (3 CC)
pl2gs@sbcglobal.net
510-549-9081

Treasurer

Bob Kuzma (7 CC)
robbil32@pacbell.net
510-981-1445

Director

Cheryl Brodsky (50 SH)
clbrodsky@sbcglobal.net
510-548-8866

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), Susan Tianen (4 CH)

Contact George regarding architectural requests and issues.

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 street lights.

Parking Committee

Chair

Dick Saalfeld (5 CC)
dsaalfeld@sbcglobal.net
510-843-1088

Report parking violations to Dick.

CORE – Citizens of Oakland Respond to Emergencies

Representative

Helen Marshall (1 CH)
510-704-0500
helen.bayareahomes@gmail.com

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.

Hiller Highlands Four Association is operated entirely by volunteers, who dedicate their time to maintaining our neighborhood for owners, residents, and visitors. Please contact any Board member or Committee Chair if you would like to volunteer in support of your neighborhood.