

Hiller Highlands Four Association

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

Letter from the President – Pauly Langguth

Some of you (there must have been a few) were thinking it might be nice to have a female President, well; it looks as if this might be as close a you get for a while. My husband's name is Tom, not Bill, and my daughter's name is Lori, not Chelsea. Nonetheless, I'm sincerely honored to have been asked to serve as HHIV's President for the coming year. This promises to be a year with very few major issues and therefore time to plan for the future of both the Committees and our Association.

The June twelfth fire on our hill should have done more than just scare the daylights out of us. To say that it was "too close for comfort" would be a major understatement. I urge you to spend some time, NOW, planning for emergencies. Do you know your neighbors? Do you carry their phone numbers with you? Is there someone near you who is home a lot? Is there someone near you who is disabled in any way? Does someone have a key to your home? Do you have a plan for your pet? Do you know which streets lead where? We will continue to provide you with information, reminders, and resources but it is up to you to make plans for your home, family, possessions, pets, etc. Again, I urge you not to put this off; it may save valuable time and lives when the next emergency challenges our ability to think clearly and quickly.

I invite you to call me at 549-9081 or e-mail me at pl2gs@sbcglobal.net if you would like to know more about the Board of Directors or any of the Standing Committees. As always, you are welcome to attend any regular meeting of the Board and every Committee, especially those comprised of one or two people who would welcome your participation. It is your Association and we need you to help manage it. The math is pretty simple, the more people there are to do the work, the less work any one person has to do.

Finally, I look forward to seeing many of you at our Fall Social on Sunday, September 7. Save the date!

Resident updates

We welcome the following new residents of Hiller Four.

New owners (since the Q1 2008 Bulletin)

23CC – Kenwyn & Justine Ong
4 CH – Gail Vaughn Davies

Board of Directors

Refer to the enclosed page for a summary of the annual meeting and selected pictures of the event.

Election of the 2008/9 Board.

Pauly Langguth and Bob Kuzma continue with the second year of their terms: Dick Saalfeld, Cheryl Brodsky and Helen Marshall were elected for a two-year term (until 4/2010). Please note that Bob is now serving his third consecutive term, which is the maximum allowed by the governing documents, and as Treasurer is a key member of the Board – anyone interested in working with him (particularly as regards Quick Books) to provide continuity beyond April 2009 would be greatly valued by the Board.

Fall Social plans – Sunday, Sept 7, 2008

As a result of positive feedback from our cruise aboard the Potomac in 2006, we are repeating this event. In the spirit of community, as before, we plan on opening the event to residents of other Hiller Associations, however the event will be limited to the first 100 persons who respond!

An afternoon cruise is scheduled, departing Jack London Square at 4pm. See the accom-

panying blue flyer for more information and the RSVP form, which needs to be **completed and returned with payment by July 21st**. There is a \$30 per person charge to offset the cost of the charter and the refreshments.



POTOMAC

Treasurer's Report – Bob Kuzma

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

Please remember that quarterly assessment payments are due by the first day of the quarter (i.e. July 1). Any payments received after the 15th are considered late and are subject to the 10% late payment penalty, as well as any accrued interest at the end of the month. According to state laws, we must enforce the late fee policy consistently, uniformly, and fairly; as we are subject to audit. If you haven't yet taken advantage of an easy payment option, our bank offers a free, automatic payment plan to ensure that timely payment is made each quarter by automatically deducting the assessment from a checking account. Contact me for the form to enroll in this plan.

Architectural Control Committee – George Innes

Exterior Paint – Savings for HHIV Owners

As outlined in the Architectural Rules, the approved exterior colors for HH IV homes are on file at Pursel Quality Paints in Berkeley. We are pleased to confirm that Pursel will continue this year with its practice of offering discounted pricing to HH IV 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 homeowners and/or their painter should inform the sales-

person that the paint is for a home in HHIV, and that the discount price is on record under the Hiller Highlands IV account. The store's location is:

Pursel Quality Paints
875 Potter Street
Berkeley, CA 94710
(510) 845-7525

West on Ashby Ave. to 7th Street, which is two blocks below San Pablo Ave. Turn right on 7th and go one block to Potter. Turn left on Potter.

All requests to repaint the exterior of the home in the assigned colors must be approved by the Architectural Control Committee ("ACC"). The homeowner should advise the ACC that he/she will be repainting via a note in the HHIV 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 loan 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.

If you're thinking of repainting, visit the HH IV website to review the painting standards and description of the standard color schemes, and to confirm the color scheme assigned to your unit.

REMINDER: under the HHIV Architectural Rules, the homeowner is responsible to reimburse the Association for the cost of repairing any damage to the common area (landscape, irrigation system, etc) resulting from work, such as painting, being done on a home. If you intend to have the painting contractor reimburse you for any payments made to the Association under this rule, it is recommended that you cover this in advance and put it in writing.

Handyman?

Members of the Board and committees are often asked if we know of a good handyman who can be hired to take care of household jobs. If you have hired a handyman (or other service person) recently and would like to recommend him/her to other homeowners, please drop a note in the HHIV mail box (30 Schooner Hill).

Noise Abatement Reminder

Due to the close proximity of the homes in a planned unit development such as HHIV and the way sound tends to carry, the Architectural Rules contain the following noise abatement policy: "No exterior speakers, horns, whistles, bells, wind chimes, or other sound devices, except for security devices used exclusively for security purposes, shall be located, used or placed on a Lot." Your cooperation in complying with this policy is appreciated

Solar Rules – Member Comment Period

As discussed at our annual membership meeting in April, rules governing Solar Energy Installations in HHIV would be developed and circulated to the membership for comment. Accordingly, attached to this bulletin is a copy of the draft of the proposed rule that has been approved by the Board and reviewed by our legal counsel. There is a thirty-day comment period (ending 30 days from the date of this bulletin) during which HHIV members may review the proposed rule and make comments before the rule is finalized. If you have comments, please submit signed comments in writing (include your printed name and address) to the HHIV mail box at 30 Schooner Hill, for review by the Architectural Control Committee and Board. No anonymous comments can be accepted. After the 30-day period expires, the Board will vote (at the earliest available published public meeting) whether to adopt these rules.

Landscape Committee – Barbara Schindler

We recently completed a general cleanup below the residences on Clipper Hill, which included new plantings and mulch.

A flowering plum tree, with dark red foliage, has been planted in memory of Jane Thompson. The tree is below 54 Schooner Hill and at the same time we added some additional shrubs and ground cover to the immediate area.

The annual mulch delivery will occur later this month; hopefully we will not inconvenience residents as the load is distributed.

We are currently upgrading landscape beside 1 Clipper Hill and behind 65 Schooner Hill. The next project will address the streetscape be-

side/below 2 Clipper Hill, removing the aging rosemary.

Please remember that we are in drought conditions – if you see or hear a water leak from the drip irrigation system, mark the spot and notify me ASAP.

Streets & Lights – Gordon Seligson

The tri-annual street maintenance (filling cracks and applying a new seal coat) is scheduled for Tuesday and Wednesday, August 5th & 6th. Details are on the accompanying notice, the important aspect is that parts of the streets will be closed on each day, so plan accordingly.

Bentley School update – Linda Harris

The Bentley Environmental Impact Report (EIR) is still in progress. The first public draft should be available in mid July, followed by a 30-day public comment period. The Planning Commission hearing, at which the Conditional Use Permit will likely be decided, will occur in August or September.

We have little information about what has been happening during the EIR phase because that study is conducted privately between Bentley, the City and the EIR consultant; nonetheless, the Steering Committee has been active on Bentley issues as follows:

- Continued to advocate with city traffic engineers for mandatory reduction in auto traffic at Bentley, off site traffic staging and use of shuttles, provision for legal and sufficient on site parking for Bentley staff, and review of traffic loading operation to improve ingress and egress
- Pressed for improved fire safety at the Bentley campus.
- Completed a traffic video for use in the Planning Commission hearing.
- Continued our neighborhood petition drive this month.

The forthcoming EIR review and response are critical for Hiller neighbors. The committee needs help to:

- Review the EIR and develop a response from Neighbors for Safety in Hiller Highlands.

- Join a team of neighbors to present key points to members of Planning Commission
- Attend and speak at the Planning Commission hearing(s) in August or September.

If you can help, contact Linda Harris (lharris@sbcglobal.net or 510-548-1633).

North Hills Neighborhood Crime Prevention (NH-NCPC)

The May 7th Town Hall featured speakers presenting information on mail theft, mail fraud, identify theft and protecting your credit. 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 as well as the At-large member and a representative from the Berkeley Council.

Be aware that dialing 911 for an emergency routes your call to the CHP in Vallejo – use the following numbers for direct contact:

Oakland Police 510-777-3211

Oakland Fire 510-444-1616

Berkeley Police 510-981-5911

2008 Board Meeting Dates

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.

Contact Names & Numbers

Board of Directors

President

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

Vice President & Treasurer

Bob Kuzma (7 CC)
robbil32@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.