

The Sierra Post

VOLUME I, ISSUE 8

THE SIERRA AT JACK LONDON SQUARE

August, 2005

HOA Meeting Summary

Contact Information

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Other HOA contact information
can be found at
<http://www.sierrajacklondon.org>

For advertisement information,
questions or comments regarding
this newsletter, please email to
news@sierrajacklondon.org
Homeowners may place free
classifieds by email to the same
address.

**The next HOA meeting
will be held on Tuesday,
Aug 16, at 6:30 pm in the
building lobby.
Homeowner forum will
start after 7:00 pm but no
later than 7:30pm.**

The last Board meeting was held on July 19. Please check the bulletin board for the official meeting minutes.

Financial report: The financial report through April Financial report was presented, noting there was \$41,583.32 in operating funds, \$171,260.03 in working capital funds and \$348,616.08 in reserve funds for a total of \$561,459.43. It was resolved that financials are accepted for placement on file for audit.

Change In Method Of Preparing Financial Reports

Management advised that modified accrual reports could be prepared for no extra charge and that full accrual would cost \$150.00 per month. It was resolved that financials be prepared on a full accrual basis.

Committee Reports

The Rules and Regulations Committee gave brief update. It was also noted that the newsletter continues to generate enough advertisement revenue to offset it's expenses.

Security Enhancements

The Board discussed proposals for various security enhancements. It was determined that 4 emergency call stations (2 for the basement, 1 for each of the other levels) would be purchased and installed in the garage; 3 cameras will be added to the surveillance system; a release for the front door will be installed at the lobby desk; and a fob/card reader and electronic locking door will be added to the room above the mezzanine access ramp. It was resolved that the proposal from Acme Security for purchase and installation of the above equipment be approved for \$15,617.87 and that Mainstream Electric install the conduits and cabling necessary to operate the equipment for \$2,275.00. The total amount of both proposals is \$17,892.87 and will be taken from the working capital funds.

Window Washing System Report

The Board discussed the report from the firm that did the inspection of the window washing system. The short version of the report is that in order to bring the current system into a condition to be usable for any purpose the association will need to spend between \$45,000 and \$55,000. The firm did note that with a building of the height of the Sierra there is no legal requirement to install a system (as the building can be serviced by a lift, as is now being done), but based on the cost savings the association could realize by making he system usable, the up front cost could be paid back in 5 to 7 years. The Building Engineer had previously obtained a proposal from the installer of the equipment currently in place, so that will be located and reviewed at a future meeting.

Board Update

Mr. Wilsey introduced Sarah Steele to those present as the candidate the Board intends to hire as the new General Manager, noting that a consulting contract will be discussed and likely ratified by the Board later this evening in the conclusion of the executive session. After Ms. Steele investigates some options about how this situation may work, the Board will then determine how to hire her as General Manager. Ms. Steele took a few moments to introduce herself and answer some questions.

Homeowner Forum

The homeowners present were given the opportunity to address the Board and Management on issues of concern. The following items were discussed:

It was generally agreed that the addition of Ms. Steele as the on site General Manager would be of benefit to the community, with some owners directly commending the Board for the decision to proceed in this manner.

Our Neighborhood

Greetings Neighbors

By the time you read this our new on-site manager, Sarah Steele, will have moved into her office next to the business center and has started to tackle the thousand or so items that she has already put on her list. Please stop by and say hi but lets all give her a day or two before adding to her list.

I have asked the Oakland parking enforcement to check on some of the vehicles parked on the street around the Sierra. Some have not moved in over a month. The parking code says that a vehicle must be driven at least 1 mile every 72 hours if it parked on the street. I am not sure who these vehicles belong to but our neighborhood businesses are hurting and homeowner guests are finding it harder to find parking. If you need long term storage for an extra vehicle, there are several lots close by that can accommodate.

Another friendly reminder... there is no smoking allowed in any of the common areas. That includes the pool, outdoor areas on all levels, and anywhere else on this block except for inside your own home or out on the street. We will try to get the word out to everyone regarding this rule, but if the problem persists we will have to post some signs.

We should have the new "Blue Light" call stations installed in the parking areas soon. These will have "panic" buttons that will contact security if you have an emergency situation while in the garage area. With no cell phone signal available in the garage levels, contacting someone in an emergency has always been a concern. Once they are installed, you should become familiar with the locations in case you need help someday. If you have children, be sure to show them where they are and how to use them but make sure they understand that these devices are not toys.

We have had another theft here at the Sierra. It was another case of "I only turned my back for a moment" snatch and run. Don't leave valuables unattended, even for a brief moment. Criminals are always looking for easy targets and can be incredibly bold.

Russ Wilsey
president@sierrajacklondon.org

Jack London Cleaners will be closed for the week of August 15 to August 19. Please note that there will be no drop off or pick up during this period.

A D V E R T I S E M E N T



BachUS Real Estate Investment, Inc.

We are located in the heart of the Historic Waterfront Warehouse District and we are here to provide personable quality real estate investment services to individuals and families at The Sierra at Jack London Square.

Feel free to visit our office to discuss your real estate needs. Our office is located on the ground level next door to the gym.

**Bach Nguyen, REALTOR® Broker
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Bar/Bat Mitzvah Gowns/Outfits
Alterations: Hems & Repairs
"Wash & Fold" : (min charge 4lb)

Hello Sarah!

Hello everyone. I am Sarah Steele, and I am the new General Manager of the Sierra at Jack London Square. I am ecstatic to be working with the residents of the community and am looking forward to meeting each of you over the coming months.



I am a certified California Community Association Manager, which means that I am well versed in the laws that govern your community. Since I began working in the industry, I have managed a variety of communities from condominiums and townhouses to single family homes. Most recently I have been managing retirement communities which were a challenge but definitely gave me an opportunity to deal with a variety of issues, from legal battles to large budgets.

My husband and I own a home in Concord, close to BART, which makes for an easy commute. Although we have no children of our own, we are co-parenting our three nieces (2.5, 7 and 11) along with their mom. We also share our home with a variety of animals which include cats, dogs, chickens and more which keep us busy when we get a chance to be at home. I am originally from the East Bay, specifically El Sobrante, where I lived until I graduated from high school. I look forward to learning more about the Jack London area and would appreciate any tips on eateries and local vendors that you may recommend.

Please take a moment to stop by my office when you get a chance, my office is located above the lobby, next to the computer center.



Farewell Phil

Our committee member, Phil and his wife Serena, will be moving to Boston to escape from the nagging email for newsletter content. Thanks for your work and have a great life.

If you are interested in working on the newsletter, please send email to news@sierrajacklondon.org.

Neighborhood Events

Home Grown Blues Series

Each Wed between 5:30-7:00 pm in Old Oakland at Broadway and Washington.

www.oldoakland.org

Summer Sounds Series

Each Wed between noon-1pm at City Center Plaza.

www.oaklandcitycenter.com

Oakland Municipal Band's 94th Concert Season

Aug 7, 1-3 pm at Lake Merritt Lakeside Park. Music for the whole family. Bring a picnic, blanket, chairs, family and friends.

Music In the Park

Aug 7, 21, 3pm. Arroyo Viejo Park, 7701 Krause Street. Concerts are free to the public. Bring a blanket, bring your family and enjoy a relaxing afternoon listening to good music.

Oakland Relay For Life

Aug 13-14, 9 am. Skyline High School. A 24-hour team relay event, expected to raise \$25,000 for cancer research, patient services and programs.

(510) 452-5229 ext. 321

www.cancer.org

Outdoor Cinema - Some Like it Hot

Aug 20. Old Oakland, Ninth & Broadway. Film to begin at sunset and seating is limited. Film goers are encouraged to bring their own chair and blanket; popcorn and other treats will be available for purchase. (510) 238-4734

A D V E R T I S E M E N T



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Andy Read
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510.622.8300 x 3703

urban bay
PROPERTIES

Mario's Corner

Neighborhood Events

Bike Tour

Sun Aug 21. Explore Oakland with the Oakland Museum's bike-tripping docents and learn about the incredible history of Oakland and its visionaries and scoundrels - who were often the same people. The leisurely paced two-hour tours are about five miles long, with no hills. Meet at 10th Street entrance at 10 a.m. The tours are free, but advance reservations are required. Participants must be over twelve years old and provide their own bikes, helmets and repair kits. Reservations: 510/238-3514 or jcollignon@museumca.org.

Chinatown Streetfest

Aug 27-28. Oakland Chinatown, 9th and Franklin. Taste the cuisine of Asia and shop for unique gifts. (510) 893-8979

Energy Saving Lights in balconies

We have changed most of the globes and bulbs in the common areas to frosted globes with new energy saving bulbs. Starting next week we would like to swap out the exterior light fixtures in the patio and balcony area of individual units. If your unit has a balcony, please unscrew the globe fixture and bring your clear globe down to the front desk to exchange for a frosted globe and new bulb.



Fire sprinkler cages

We have started a sign up sheet for homeowners who want to install protective cages around some or all of the sprinkler heads in your unit. The cages protect the sprinkler heads from getting hit accidentally and set off the sprinkler. Remember you will be responsible for any damages from falsely triggered sprinkler, which could run up to hundreds of thousands of dollars. The hardware is \$10 per sprinkler and the installation charge will depend on the number of homeowners that sign up. The installation tech gets \$75 per hour but if we get enough people to sign up, we might get a flat rate. See Ali at the front desk if you are interested.

Fire Alarm Testing

We will be conducting our annual fire alarm system testing on Monday, August 29. The inspectors may need access to your unit to check on the system. If the front desk has keys to your unit, you will not need to be present. Otherwise please arrange for access to your unit with the front desk or make yourself available if access to your unit is required. This is an inspection required by the City of Oakland. Watch for posted notices with further info.

A D V E R T I S E M E N T

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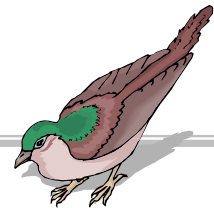


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Call Rich for availability: 510-390-4667

(Web site coming soon: www.HomeAtLakeTahoe.com)

Pigeon Alert !!!



Apparently the Sierra is such a great place to live that families of pigeons have decided to take up residence. For a variety of reasons, this is a BAD idea. Unless you are willing to clean up after our feathered guests, please do not feed the pigeons or make them welcome in any way.

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