

The Sierra Post

VOLUME I, ISSUE 12

THE SIERRA AT JACK LONDON SQUARE

December, 2005

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Other HOA contact information
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<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 sending email to
the same address.

**Next HOA meeting:
There will be no HOA
meeting in December.
The next HOA meeting
is scheduled for
Tuesday, Jan 20, 2006.
Homeowner forum will
start between 7:00 to
7:30 pm.**

HOA Meeting Summary

The last Board meeting was held on Nov 15. Please check the bulletin board for the official meeting minutes.

On behalf of the Association, Board president Russ Wilsey presented a gift to Lee Crowell, for his time as Association Manager. Russ Wilsey officially announced that he will not be re-running for the Board.

FINANCIAL REPORT

Treasurer, Ron Siengo reported on the Association's operating account (\$47,683), Capital Improvement Account (\$167,421) and Reserve Account (\$413,079).

GENERAL MANAGER'S REPORT

▪ First Reading of "Deliveries" Rule: The GM and Board Member Frank Schultz presented a new version of the rule to the Board as a first reading. The rule will be sent in the next mailing for homeowner review and will be read a second time at the next general board meeting. A motion was made and seconded (Schultz/Wilsey) to submit the first reading to the homeowners for review. The vote was unanimous.

▪ First Reading of "Governing Document Enforcement and Penalty Schedule": The GM and Board Member Frank Schultz presented a new version of the rule to the Board as a first reading. The rule will be sent in the next mailing for homeowner review and will be read a second time at the next general board meeting. A motion was made and seconded (Schultz/Nguyen) to submit the first reading to the homeowners for review. The vote was unanimous.

▪ Public Bike Rack: At the October Board meeting, the General Manager presented a proposal from the City of Oakland to install a public bike rack North of the Deli and Subway. At the time the Board tabled the item to allow for feedback from residents. After receiving no negative feedback, the Board chose to approve the installation of the public bike rack. A motion was made and seconded (Wilsey/Nguyen) to approve

the installation of the public bike rack by the City of Oakland. The vote was unanimous.

▪ Signage: The Board is awaiting feedback from the Architectural Committee on the proposed signage for the building.

▪ 2006 Budget: The treasurer and General Manager presented the 2006 Budget to the Board for approval. A motion was made and seconded (Wilsey/Nguyen) to approve the budget as presented. The vote was unanimous.

▪ Second Reading of Internal Dispute Resolution (IDR): The residents received a copy of the proposed IDR policy as written by Hughes & Gill. No suggested changes were made. A motion was made and seconded (Schultz/Tilbury) to approve the IDR policy as submitted. The vote was unanimous.

HOMEOWNER COMMENTS

▪ A homeowner inquired about the cost of adding a key fob to the pedestrian door near the deli. The Board will discuss this option in the future.

▪ A homeowner asked if any state law would override the governing documents regarding barring dogs from entering the lobby. The GM was unaware of a law that could do this.

▪ A homeowner inquired about the plan to install additional mirrors in the parking garage. The GM said she would follow-up with Mario.

▪ A homeowner asked if the agenda could have additional information. The Board will discuss this option with the GM.

▪ A homeowner requested that an "out of order sign" be placed on machines when they need work done. The GM agreed, and said this would be done in the future.

Our Neighborhood

Dear Residents,

The annual meeting took place on November 29, 2005. At the meeting, two Board members were elected by proxy to serve a two-year term. Before greeting the new members, I would like to thank all who ran for the Board. We were fortunate to have four individuals willing to volunteer their time to this community. I personally hope that the two members who were not elected will run again at the next annual meeting. I would also like to personally thank Russ Wilsey, former Board President, for his hard work and leadership during a difficult transition period between the Developer and the homeowners. His efforts will have a lasting effect on this community.

I would like to welcome Shawn Swanson as the newest member to your Board of Directors. Shawn is extremely capable with prior experience serving as President for the Portico Lofts in Jack London Square. His professional and managerial background is impressive and will be a valuable asset to The Sierra. I hope that the residents will find time to get acquainted with Shawn over the coming months.

Congratulations!

I was re-elected at the annual meeting to serve another term on the Board. My prior role was Treasurer, which was assumed by Frank Schultz for the remainder of his term. Frank has over twenty years of budgeting experience with BART and has a solid grasp on The Sierra financials. I was nominated for President while Bach Nguyen and Mary Tilbury will continue to serve their existing roles with the Association as Vice President and Secretary, respectively.

Over the coming months I encourage all homeowners to attend the monthly meetings and meet your new Board of Directors. Our goal is to make The Sierra a first-class community.

Sincerely,

Ron Siengo
president@sierrajacklondon.org



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A Note From Sarah



Annual Meeting: Thank you to those that attended the Annual meeting in person or by proxy. By a slim margin we had a quorum and were able to hold our first "real" Annual meeting. The Association was fortunate to have several competent homeowners that were willing to serve on the Board for a two year term. Congratulations to Shawn Swanson, our new Member at Large and Ron Siengo, our new Board President.

Blue Forms: Have you heard? I STILL need those forms! I have less than half of the owner and resident information forms that were sent out in a November mailing. Additional copies are available at the front desk. The information will be used to verify the accuracy of our database and e-mail addresses will be used (with your permission) to keep you up to date on events and issues related to the Sierra.

Website: Have you been on the website recently? Take a look: Sierrajacklondon.org. You will find forms, contact information, the governing documents, an announcements section and more. Please add it to your favorites and check the announcements section regularly to stay in the loop.

The season of giving: In the spirit of the season our residents have donated many items for the charities listed on the flier that was circulated. All of the items will be given to the charities shortly. If you did not get a chance to go through your things, don't worry, we will keep a box in the delivery room for you to drop off items. I will plan to drop off the items as they accumulate.

Emergency Preparedness: Thank you to those that have volunteered to be part of the emergency preparedness team. We are however still in need of more volunteer floor leaders. We are looking for two for each floor. Once we have enough volunteers, a meeting will be scheduled to go over emergency procedures.

Financial Management Change: The Sierra will soon have a new financial management company and financial institution. Digital Accounting Services, of Walnut Creek will be handling your financial management and beginning with your January assessment, all checks will be sent to First Bank. The new address and ACH information will be sent to you soon. Please look for it in the mail.

Office Hours: Do you need to chat after hours? I tend to work a little later on Mondays and Tuesdays each week to accommodate residents that can not get back to the building during "normal" business hours. If that does not work for you, let me know, I am flexible and willing to work with your schedule, give me a call or drop me an e-mail and we can set-up an appointment.



A morning of treats: Come down stairs on Saturday December 17th, pull up a chair, and relax with your neighbors over fresh muffins, pastries and beverages provided by the Association. Enjoy the Season!



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M-F 8:30AM-5:30PM, Sat 9:00AM-5:00PM

Neighborhood Events

District 3 Holiday Gathering

Dec 14th at 6:30pm. The Annual Holiday Gathering for District 3 with the office of Nancy Nadel will be held at the West Oakland Senior Center at 1724 Adeline Street. This is a potluck, so please bring your favorite dish to share.

Sierra Social Event

Sat, Dec 17th. Fresh muffins, pastries, beverages and more...

Holiday Food Drive

Jack London Mail is continuing its Alameda County Food Bank drive until Dec 27th. The food bank recommends that you donate the following items: Canned vegetables & fruit, Canned meat & fish, Pasta & tomato sauce, Beans & Rice, Peanut butter, Cereal/oatmeal, Powdered milk, Nutritional beverages, Pre-packaged meals. Drop off your food donations into the big red barrels at Jack London Mail (248 Third Street @ Alice Street) any time during their extended holiday season opening hours: M-F: 9am-7pm, Sat 10am-4pm, Sun: 12pm-4pm, Christmas Eve: 10am-2pm.

Mario's Corner

Attention: Residents with balcony units !!!

Please bring your clear light fixture from the balcony to the front desk in exchange for a sand-blasted fixture with energy saving light bulb. Alternatively you can fill out a maintenance request and let us know when you will be available so we can come in to your unit to swap out the fixture. This is part of our energy saving project, we would like to close out this project as it has been going on for months.



Holiday Tree Disposal

Waste Management will pick up trees to recycle between Jan 2 to Jan 10. It is very important that you bag your tree before disposing it to keep those needles off your unit and common areas. Bags will be provided at the front desk by the end of December. Please bring your bagged tree to the loading dock on the ground floor. Alternatively you can fill out a maintenance request noting the time you will be available and we will pick up your tree from your unit.

Hot Water Temperature





You may have noticed that the hot water is warmer, this is the result of an increase of temperature of the water boiler.

Energy Saving Tips

To save on heating cost, turn off your electric heater on the wall when you are not at home.

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SQUARE
Realty

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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.

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