

The Sierra Post

VOLUME I, ISSUE 2

THE SIERRA AT JACK LONDON SQUARE

FEBRUARY, 2005

HOA Meeting Summary

HOA Organization

Board of Directors

Russell Wilsey, President
Bach Nguyen, Vice President
Ron Siengo, Treasurer
Mary Tilbury, Secretary
Frank Schultz

Social Committee

Dan Rice
Jackie Luckett
Spontaneous Russell

Architectural Committee

Veronica Welch
Gene Blis
J.D. Lin

Newsletter Committee

Curtz Lam
Phil Ting

Merit Property Management

Lee Crowell
925.855.3240
lcrowell@meritpm.com

Crescent Heights

Lorraine Shmulik
415.343.4415
lshmulik@crescentheights.com

Contact Information

Front Desk 510.285.3515

Mario Brown 510.663.1245

HOA President
sierra_pres@yahoo.com

Newsletter Committee
sierranewsletter@yahoo.com

The last Board meeting was held on Jan 11. Check the bulletin board for the official meeting minutes.

- Chaim Bendavid of Crescent Heights Development fielded questions about leaks in certain units. He stated that further investigation of leaks and subsequent repairs will begin on January 12. Some issues dealing with the leaks include condensation, negative pressure, high humidity and poor air circulation. If you have leak problems, please contact the Board of Directors and let them know.

- The City of Oakland is reviewing a request to create a handicapped parking space on a curb adjacent to the Sierra. There were no objections. The HOA would like the space to be located in proximity to the lobby, perhaps on Oak Street. The possibly affected street level units will be consulted.

- Storing items in the garage is a violation of the association's rules and regulations. In the near future, action may be taken against such violations. Volunteers are needed for a Rules and Regulations Committee to help resolve such issues.

- Representatives from King Security were present and discussed possible security enhancements, including changing the location and/or angle of the cameras within the community and changing some of the exit doors and garages doors to a more secure operation.

- The majority of the common area punch list is complete. Work for the new stair awnings leading from the third floor to the parking structure should be completed shortly.

- The ceiling in the Media Room was damaged from a water leak. The pool deck above the Media Room will likely be lifted to make repairs to the waterproofing below it. This is scheduled to happen shortly and a

notice will be posted.

- Ten residents had submitted requests for the 3 parking spaces the association controls. A drawing for the 3 parking spaces with 1 alternate was conducted at the forum. The winners of the drawing will have \$150 added to their monthly homeowners assessment billing as rent for the parking space. If a handicapped person should need one of these spaces, they will be traded out in the order drawn.

- The Board reviewed the three proposals from independent CPAs to perform the annual financial review and to prepare the tax forms. The proposal from Levy and Company was accepted. The cost is not to exceed \$1,640.00.

- Two proposals for maintenance of the fitness equipment were obtained and reviewed. The Board accepted the proposal from Fit-Tech. The cost is to be \$95.00 per month.

- The association shall provide enhanced training for King Security Staff. Baton and pepper spray training for the 4 current full time staff members shall be provided. Any associated equipment will remain the property of the association. The cost of the training would be \$860.00 and the equipment, approximately 2 batons and 2 pepper spray cans to be determined.

- The Board authorized Merit Property Management to pursue hiring an assistant engineer as a pass through employee for the community. Mario Brown, as building engineer would participate in the selection process along with consultation from interested Board Members on the final candidate. Part of the assistant engineer's duties would include monitoring the janitorial contractor.

**Next HOA Meeting will be held on
Tuesday, Feb 8, 2005, in the lobby.**

Our Neighborhood

All homeowners when they purchased their units signed and received a copy of the Covenants, Conditions, Restrictions (CC&Rs), Easements and Bylaws. To help us all live and function as a community, you need to be familiar with the rules we all agreed to follow.

The CC&Rs were written by the developers of the Sierra. The idea behind the Covenants is not to restrict individuals' ability to choose how they live, but it is a set of rules we all agreed to abide by in an effort to live in a manner that is respectful and considerate of our neighbors that also maintains an optimum property value.

The main focus of the HOA is to make this neighborhood the best place possible for all of us to live. A vital part in achieving that is to promote a greater sense of harmony among the residents of the Sierra. This naturally happens when neighbors simply live in a respectful, considerate and courteous manner. The best way to do this is to abide by the Covenants. Each and every resident is bound by the Covenants, regardless of membership in the HOA.

The CC&Rs govern the use of the homes and common areas and the conduct of residents and guests, as well as describe who is responsible for what. They provide for the health,

safety, welfare, and enjoyment of all residents. The rules are also a key part of maintaining property values here at the Sierra.

Even though the Sierra HOA did not write the Covenants, one of their functions is to address Covenant violations and inform residents when a violation has occurred. Enforcement here at the Sierra has been lax and inconsistent during this transition period. The problem is due mainly to a lack of enforcement guidelines and poor procedures for acting on violations in a timely manner. These problems will be addressed in the coming months by the Sierra Board. In the meantime there is one issue that can be addressed. The storage of personal property in parking spaces is not allowed. The storage of gasoline or other hazardous materials in the garage is a safety hazard and is never permissible. Homeowners that are in violation of these rules will be contacted by letter and asked to resolve the problem.

Russ Wilsey
President, Sierra HOA
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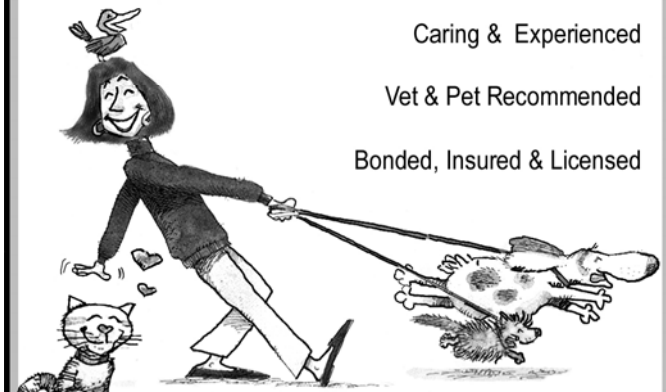
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Neighborhood Resources

Ben & Jerry's

Meet Ben Cohen, co-founder of Ben & Jerry's Ice Cream on Feb 6 at 7pm. Ben will be greeting Oakland customers and signing autographs.

Scott's Seafood

Scott's 7th Annual Bridal Faire will be held on Feb 24, 6-8pm. Champagne and hors d'oeuvres will be provided. Admission is free, however you must pre-register by calling 510-444-5969.

Garry Knox Bennett

The Oakland Museum presents the works of woodworker Garry Bennett at Gallery 555 (555 12th Street, Oakland) and Sculpture Court (1111 Broadway, Oakland). These exhibits will run through Mar 25. Hours are M-F, 7am - 6pm at Gallery 555 and M-F, 7am - 7pm at Sculpture Court. Free and open to the public.

Chinese New Year's Bazaar

Feb 5 - 6, Oakland Chinatown
Enjoy this rich cultural event featuring ongoing music, foods, arts and crafts.



Classifieds

Parking Space Available.
Call 415-425-6001.

For Rent: one parking space, lower level. Call Jane at 549-0966 or email to jvoytek@pacbell.net

Valentine's Day Ideas

♥ Meet your loved one at the San Francisco Ferry Building, enjoy a delicious walk of the gourmet shops and dine in one of the many fine cafés. Ride the ferry back to Oakland and take a moonlight stroll along the water back to the Sierra. Last ferry leaves the Ferry Building at 8:25pm. www.ferrybuildingmarketplace.com. Note: No weekend ferry service for February.

♥ Take the "Love Mission" to Mars at the Chabot Observatory, a simulated space mission to the Red Planet. www.chabotspace.org

♥ Ride the authentic Venetian gondola at Lake Merritt. Bring your own champagne. Call 510-663-6603 to reserve.

♥ See "How We First Met" at the Magic Theatre, Fort Mason San Francisco. Couples from the audience tell how they first met and their stories are re-created live on stage with improvised sketches and songs. Now in it's 5th year, don't miss this improv comedy show about real life couples in real time. www.howwefirstmet.com

♥ Start Valentine's Day with a musical note. The Alameda Education Foundation presents the Brandenburg Concertos on Feb 12 at 8:00pm. These works by Johann Sebastian Bach are the benchmark of Baroque music. www.alamedaeducationfoundation.org

Security Tips from King Security

All members of this community are responsible for the property and should enter and leave the building with awareness.

Most intruders are opportunists and frequently follow people and cars into the building. Intruders also take advantage of doors that are not properly maintained or show wear and tear.

Safety and security depends on awareness and safe practices by residents and visitors to the building.

Safety Practices

- Know who you are admitting into your building.
- Do not permit a stranger to follow you through any door. Visitors need to obtain

access from the tenant they intend to visit or the front desk.

- Never leave building doors unlocked, unattended or open, even for a minute.
- Do not hide spare keys
- Always lock you car. Do not leave any windows or the sunroof open.
- Never leave your vehicle with the engine running.
- Remove any papers containing personal information from your vehicle. Keep your car registration with you and never keep your pink slip in the vehicle.
- Never leave valuables in your vehicle, especially money or credit cards.

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



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Q: I work odd hours, when/where do I get my clean clothes?

A: Your clothes are available 24/7 from the Concierge AND no payment is needed at the time of pick-up.

Mario's Corner

Recycling is finally here...

The new gray carts are available for recyclables. They are located in the garage. **You may place all recyclables (including paper, plastic, and glass) into these carts.** Large cardboard boxes that do not fit may be stacked next to the carts. Please do not mix trash into the recycling bins. If trash is found, the recycling company will stop our recycling program altogether. Pickup for recyclables occurs every Thursday.



Smoke Alarm

It's the time of the year to change your smoke alarm battery. All units besides the ground floor ones have individual smoke alarms that require battery replacement once a year. Use standard 9 volt battery.

Super Bowl Pick

My pick for the Super Bowl: the Eagles over the Patriots, 27 to 24. It will be a close game.

Jack London
SQUARE
Realty

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.

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