

# The Sierra Post

VOLUME I, ISSUE 6

THE SIERRA AT JACK LONDON SQUARE

June, 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](mailto:lcrowell@meritpm.com)

### Crescent Heights

Lorraine Shmulik  
415.343.4415  
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### Contact Information

Front Desk 510.285.3515

Mario Brown 510.663.1245

HOA President  
[sierra\\_pres@yahoo.com](mailto:sierra_pres@yahoo.com)

Newsletter Committee  
[sierranewsletter@yahoo.com](mailto:sierranewsletter@yahoo.com)

The last Board meeting was held on May 10. Check the bulletin board for the official meeting minutes.

### CALL TO ORDER

President Russ Wilsey called the meeting to order at 6:34 p.m. It was noted that the Board met in Executive Session immediately prior to the meeting to discuss delinquencies and violations. Action was taken regarding the approval of the prior meeting minutes.

### APPROVAL OF MINUTES

It was resolved that the minutes of the Regular Board Meeting dated April 12, 2005 be approved as submitted.

### FINANCIAL REPORT

The financial report through March Financial report was presented, noting there was \$46,440.93 in operating funds, \$169,614.55 in working capital funds and \$317,037.55 in reserve funds for a total of \$533,093.03.

### COMMITTEE REPORTS

Reports were presented by the Ad Hoc Parking Committee, Architectural Committee and Rules and Regulations Committee.

### WINDOW WASHING

The Board reviewed the proposals for window washing. As the agreement with Savage Building Maintenance previously approved was for 2 services, but the cost increased due to their need to rent a lift, other options were pursued. It was resolved that Board accept the proposal from Alert Building Maintenance for \$10,500.00. The work will be done in mid to late June, as various construction efforts in the neighborhood should be completed by that time. Savage Building Maintenance will be given an opportunity to match this price and if they are able to then they will do the work.

### FLOOD DAMAGE

Because of flooding caused by damage to a

fire sprinkler by a contractor working for a unit owner inside their unit on April 29, it will be necessary to have a representative of the association sign the paperwork authorizing the repairs. A proposal from Vanderbilt Construction was provided to the association for review. Vanderbilt was the contractor of choice by the claims adjuster of the contractor's insurance. It was resolved that Board authorizes Merit Property Management to sign the agreement with Vanderbilt to repair the Fitness Center. The Board further agreed that each homeowner would deal with all issues in their unit, even those related to items that may be considered common area components, as they will be the person with the final word on whether or not the work is acceptable.

### BOARD UPDATE

The Board discussed that it is investigating hiring a full time onsite General Manager as the time needed to properly manage the community appears to exceed what can be provided by a portfolio management contract such as that currently in place.

### HOMEOWNER FORUM

The homeowners present were given the opportunity to address the Board and Management on issues of concern. There was one question related to the recent flood. Engineer Mario Brown presented a couple of devices that he is investigating that may help reduce the damage caused by damage to a fire sprinkler.

### !!! NOTICE !!!

The next HOA meeting has been moved to the 3<sup>rd</sup> Tuesday, Jun 21, at 6:30 pm in the lobby.

# Our Neighborhood

Hey neighbors....

I want to start this month's message with an invitation to all Sierra residents. Do you have a favorite restaurant that you want to review? An event you want to promote? A charity that you would like to support? Well here is your chance. The newsletter is looking for content from residents for future issues. Send your ideas to the editor by email to [sierranewsletter@yahoo.com](mailto:sierranewsletter@yahoo.com) or drop off your input at the front desk.

I hate to nag, but..... Do you have condo owner liability insurance? What if a blocked pass results in your football breaking a fire sprinkler and 200 PSI water pouring into your unit, and several of your neighbors units as well? Well, without insurance, I hope you have a couple hundred thousand dollars to spare in order to pay for the repairs. Don't think it can happen? Think again.....

I attended an Oakland City planning commission meeting last week. I was there to see what people had to say about the Covenant House application for a shelter for "at risk" youth in Mayor Browns old digs at Second and Harrison. The application was approved with conditions after many speakers recommended the project. It was an interesting experience and one I would recommend to all who live here. For better or worse Oakland is changing. Skip the

reruns on TV for an evening and check out the local government "reality" shows. One point that was brought up several times during the meeting and in the staff report was the fact that this is not a residential neighborhood but is zoned for "mixed use". It is pretty obvious that the City is struggling to try to balance the needs of business and residents in our dynamic neighborhood.

Thanks to our good neighbors, Peerless Coffee, for their support of this newsletter. Make sure to use the coupon in this issue and help celebrate the 80<sup>th</sup> anniversary of an Oakland owned and operated business.

Don't forget that the HOA meeting has been moved to the third Tuesday, June 21, for this month only. We will be discussing security improvements, trash and common area lighting among other things. Mark your calendars and plan on attending or send me an email. Your input is important, make your voice heard.

See you soon,

Russ

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



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## Jack London District Association

The Jack London District Association is now official. They have helped to organize such community activities such as Trash Bash and National Neighborhood Day. And although they have existed since before the Sierra was built, they will now have more organization to represent the residents and stakeholders of the Jack London community. The Sierra residents have a strong presence with the association, as Bach Nguyen is on the Board of the Jack London District Association. Some specific goals they will pursue include: responsible planning and development activities; provide positive social activities within the neighborhood; and ensure ongoing improvement, preservation, maintenance, and beautification of the neighborhood. To find out more about the organization, what they do, how to help, etc., check out their website at <http://www.jacklondondistrict.org>.

**The Newsletter Committee is looking for articles to be featured in future issues. Please send submission to [sierranewsletter@yahoo.com](mailto:sierranewsletter@yahoo.com)**

# Development Around Us

Harbor View Lofts at 2<sup>nd</sup> and Madison developed by Urban Developments, is a 100 unit building in 8 story concept with 6 stories of stacked "loft style" units over 2 levels of parking and commercial/retail.

[http://www.ktgy.com/Architecture/harbor\\_lofts/harbor\\_lofts.htm](http://www.ktgy.com/Architecture/harbor_lofts/harbor_lofts.htm)

428 Alice at 4<sup>th</sup> and Alice developed by Pulte Homes, is a mid-rise condominium building with an expected completion date of late summer/fall 2006. It will offer approximately 93 one, two, and three bedroom units ranging from 800+ to 1,666 square feet. Pre-sales are planned for Summer 2005.

[http://www.pulte.com/homefinder/comingsooncommunity.asp?CommOrg\\_AcctCode=2653](http://www.pulte.com/homefinder/comingsooncommunity.asp?CommOrg_AcctCode=2653)

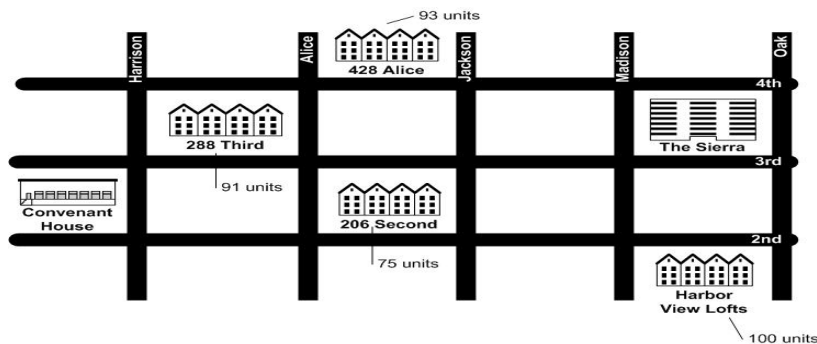
206 Second at 2<sup>nd</sup> and Alice developed by MV Jackson Inc, is a 64-foot high building of 75 unit condominium units with 2410 square feet of live/work area and 990 square feet of retail space.

288 Third at 3<sup>rd</sup> and Madison developed by Signature Properties, is a 91 unit building of 1-3 bedroom condominiums homes. Expected completion date of December 2006.

[http://www.sigprop.com/nbds/upcoming\\_nbds.asp](http://www.sigprop.com/nbds/upcoming_nbds.asp)

Now that Jerry Brown is selling his old digs and tying the knot, what will be left of his old Jack London converted warehouse space? If you have not heard by now, the plan is to sell it to Covenant House, who in turn planned to make it into a shelter for up to 30 at risk, young adults. If you want to check out the location for yourself, it's at 200 Harrison St (at 2nd St). You can find out more information from <http://jacklondonnews.com> and articles from the Oakland Tribune. To make your voice heard about this controversial issue, contact your local councilmember, Nancy Nadel at [nnadel@oaklandnet.com](mailto:nnadel@oaklandnet.com) or phone 510.238.7003. You can also get involved by sharing your opinions with the Jack London District Association ([www.jacklondondistrict.org](http://www.jacklondondistrict.org)).

As of Jun 3, the Planning Commission has approved this plan with conditions, See [http://www.insidebayarea.com/oaklandtribune/localnews/ci\\_2777758](http://www.insidebayarea.com/oaklandtribune/localnews/ci_2777758).



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## Neighborhood Events

### USS Hornet Museum

For the month of June, bring a donation for our troops and receive a free admission to the museum.

The USS Hornet is a WWII aircraft carrier located at the former Alameda Naval Base. Pier 3, Alameda Point, Alameda. 510-521-8448

<http://www.uss-hornet.org>

### East Bay Open Studios

Jun 4-5 and 11-12. Artists throughout the East Bay will open their studios to the public in this annual event.

<http://www.mesart.com/ebos05.jsp>

### Neighborhood Crime Prevention

Jun 15 6pm. Come to the neighborhood crime prevention council in your neighborhood and learn more about how to prevent crime and increase public safety. Lincoln Square Recreation Center, 250 10<sup>th</sup> Street.

### Bike Tours of Oakland

Jun 19 10am. 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](mailto:jcollignon@museumca.org). Free.



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# Mario's Corner

## Neighborhood Events

### Hoop There It Is

Jun 25 and 26. Don't let the Warriors get you down on basketball in the Bay Area. "Hoop There It Is" basketball challenge is coming the weekend of June 25th and 26th here at Jack London Square. 3 on 3 half court or 4 on 4 full court. Sign up to play by June 24th. Up to \$500 in prize money can be earned and local TV coverage. Even if you don't know how to play basketball, it's a great place to watch. Who knows when the next Jason Kidd or Gary Payton will turn up. The tournament will be held at the Parking Lot at Embarcadero and Alice St. from 9am – 4pm. More info at <http://www.hoopthereitis.com>

### Common Area Lighting

We are looking into replacing the lights in the common area with energy saving light bulbs and are also investigating sand blasting the clear globes to make the fixtures more visually appealing. I have changed some of the lights around the pool area, please take a look at them and let me know if you have any comments. There are close to 400 of these lights in the building, we estimate an annual electricity saving of \$13,000. And better yet PG&E will give us a rebate that will cover most of the replacement cost.



### More energy saving tips

Now that summer is here, you may want to shut off the baseboard heater. You can do this by toggling the control to the off position. The heater manual has instruction on how to do this. If you have any questions, feel free to call me.

### Water spills

I would like to remind our residents to watch for water spills. The floor between each level is a thick slab of concrete, which naturally has cracks throughout. These cracks are of no concern structurally but are easy paths for water to get from one unit into the unit below. There is almost no place where water can spill on your floor and not become a leak into the space below. Even a small amount is enough to cause damage to your neighbor below. Please take extra precaution to avoid those spills, make sure your sink, toilet and dishwasher are not clogged, plants are not over-watered, air-conditioners are not leaking. For accidental spills, clean up immediately.

## Farmers' Market Update

Summer has finally arrived. Don't miss the great farmer's market right here at Jack London Square. They now occur twice a week, on Sundays and Wednesdays from 10am – 2pm. Although the official start time is 10am, many farmers are there by 9am ready to sell their goods. This is often the best time to get to know the local farmers and the great produce they grow. It's also less crowded than the peak times. If you're looking for a bargain though, head to the market around closing time. Many farmers that still have produce to sell will usually sell for cheaper, just to reduce their inventory. There is also the Mandela Farmers' Market on Saturday from 10 am–4 pm at 7th and Mandela Parkway in West Oakland. This is a unique market in that it seeks to transform the neighborhood by bringing fresh produce to the inner city. Some of the produce is even grown here in Oakland. Check [www.mobetterfood.com](http://www.mobetterfood.com) for more information. If you can't get enough of farmers' markets, there's a Friday market in downtown Oakland (Old Oakland – on 9th St between Clay and Broadway) and one on Saturdays across from the Grand Lake Theatre (Grand Ave and Lakepark Way). And I won't even mention the market at the San Francisco Ferry Building.

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