

The Sierra Post

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THE SIERRA AT JACK LONDON SQUARE

June, 2006

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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 sending email to the same address.

The next HOA meeting is scheduled for Tuesday, Jun 27, 2006. Homeowner forum will start between 7:00 to 7:30 pm.

HOA Meeting Summary

The last Board meeting was held on May 23. Please check the bulletin board for the official meeting minutes.

PRESIDENT'S REPORT

The president updated the homeowners briefly on the water intrusion project. A more formal update will be available at the meeting scheduled for the following week.

Homeowner (338) mentioned that the grout in his bathroom tile is cracking. The GM stated that she would have the developer rep contact him.

FINANCIAL REPORT

Treasurer Frank Schultz reported that the Association was in strong financial shape.

GENERAL

▪ **Bike & Miscellaneous Storage:** The Board discussed the bike and storage items and what to do with them upon removal. A motion was made (Schultz/Nguyen) to store the items at least (30) days following removal, at which time all remaining items will be donated to a local charity. The vote was unanimous.

▪ **Parking Space Available** – The vacant parking space was awarded to one of three owners in the lottery for a rental fee of \$150/month.

GENERAL MANAGER'S REPORT

▪ **Additional Fob Pads:** The Board received a proposal to add fobs to both the 8th floor conference room and the door located between The Deli and real estate office. The proposal was approximately \$15,000. It is the general consensus that the FOB pad for the 8th floor conference room is not necessary; however the Board would like to consider the other FOB pad. A proposal will be requested to give the Board a clearer picture of the cost of this capital improvement.

▪ **Patio Furnishings:** It has been requested that an additional seating area be added at

the 3rd floor. The area in consideration is near the stairwell on Madison street side. The Board requested the GM to furnish a proposal from the original manufacturer.

▪ **A homeowner mentioned that the wood throughout the building may need maintenance.** The GM will check on the required maintenance.

▪ **Patio furniture cushions:** A proposal to re-cover all of the patio cushions was submitted to the Board. The material is manufactured by Sunbrella and carries a three year warranty. A motion was made (Nguyen/Siengo) to approve up to \$8500 to re-cover the patio cushions and replace the foam in just the lounges. The motion was unanimous.

▪ **Employee Break Room:** A break room has been established behind the front desk. A motion was made (Schultz/Nguyen) to officially recognize the employee break room area. The motion was unanimous.

▪ **Dry cleaners:** The Association has been approached by several outside dry cleaning firms to compete for the resident's business. A casual poll was taken at the meeting regarding the quality of service. The response was favorable with one owner stating that the service was excellent.

▪ **Window tinting:** The windows directly above and across from the front desk cause daily sunlight blindness to the concierge staff. A proposal was presented to the Board. The Board is interested in considering the project but would like two additional proposals.

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HOMEOWNER COMMENTS

- A homeowner inquired as to whether a different type of elliptical machine could be purchased. There is some concern for injury to the user's knees on the current machines. The Board asked the GM to look into other types. The homeowner agreed to forward information on machines he is familiar with.
- A homeowner inquired about adding a flat bench, straight bar and weights to the gym. The Board asked the GM to look into this possibility. The GM raised some concerns about liability, but will research.
- A new homeowner, Mark in unit 821 remarked that Sarah Steele had been extremely helpful both before and after he moved in. He noted that the building was well taken care of, and really appreciated all of the work the Board did.
- A homeowner from a neighboring community explained an issue that had come up regarding a cell phone tower that was going to be installed on their roof. They wanted to make The Sierra residents aware of their concerns.

COMMITTEE REPORTS

The Architectural Committee reported that they are in need of a new member due to the planned move of Gene Ellis.

Neighborhood Safety Information

Jack London District is in the Oakland Police Department police service area 1, known as PSA1, and because it includes downtown areas it is also called Metro PSA. This area consists of seven police beats and we are in beat 1X. At the moment there is no direct contact number for an officer specific to beat 1X - you should call the OPD patrol desk 238-3455. There is a Yahoo Group for Metro PSA which you can sign up for at <http://groups.yahoo.com/group/MetroPSA/> Our area has a neighborhood service coordinator - Sandra Sanders-West - who can be reached at 777-8720 or 851-2116 (cell).

Crime Statistics

Crime Watch II is an interactive tool to search for crime statistics in The City of Oakland. You can find this tool on the Oakland police website at <http://www.oaklandnet.com/cw/Disclaimer.jsp>

Emergency Number

In case of emergency either call 911 from a landline, or **510-777-3211** from a cell phone. Do not call 911 from your cell phone in Oakland - it will be handled by California Highway Patrol and will much delay handling of your emergency call.

Non-Emergency Number

If there is no crime in progress or no life threatening situation call the non-emergency number 777-3333.

For more information see the JLDA website at <http://jlja.org/safety/> and Oakland police website at <http://www.oaklandpolice.com/>

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



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Andy Read
aread@caldecott.com
510.594.2400



A Note From Sarah



Garbage Chutes: We have had more reports that residents are leaving bags of garbage inside the garbage closets rather than placing the garbage in the chute or bringing it to the dumpster area if it is too big. Please be considerate of your neighbors, especially those with limitations who are not able to step over your garbage to properly dispose of their own garbage. Anyone "caught" doing this will be sent an initial violation letter with second violations resulting in a hearing in front of the Board with a possible fine.

Holding the mail: Are you going on vacation? Will you be moving soon? Is there a reason why you would like the front desk to hold your mail? Please stop by the desk and fill-out our new "mail hold" form. You can also leave emergency contact information and those authorized (if any) to enter your unit while you are gone.

Bike & Storage Items: Whoo-hoo! We only had to remove 2 bikes from the common areas! Those bikes and all of the miscellaneous items removed will be held until the end of June when they will be picked up by a local charity. Thank you for doing your part to deter theft at The Sierra.

Common Area furniture: The Board approved re-covering the cushions throughout the common areas. The new fabric is made by Sunbrella and is warranted to stay vibrant and in good shape for at least three years.

Storage Cages: Are you interested in purchasing a storage cage? Please send me an e-mail with "storage cage" in the title. Once we have a dozen or so owners interested, I will present the project to the Board.

Elliptical Machine: Do you use the Elliptical Machines in the gym? If you do, please let me know what you think of them. If you don't, is it due to the type of machine?

Architectural Committee: There is an open position on the Architectural Committee. We would like to fill it by the next Board meeting (June 27th). If you are interested, please send me an e-mail with the reasons you are interested, your background and whether or not you are able to attend at least one evening meeting per month.

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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.

**Bach Nguyen, REALTOR® Broker
510.452.1927 Office
510.928.8261 Direct
bach.nguyen@JackLondonRealty.com**

Neighborhood Events

Summer Sounds 2006

Free outdoor concerts every Wed from noon – 1pm at City Center Plaza
<http://www.oaklandcitycenter.com>

200 Second Street Preview Party

Thu Jun 15, 5 – 7:30pm. Friends and Neighbors Preview Party for the 200 Second Street development project.

Aqua Via Grand Opening Party

Sat Jun 17, 12 – 4pm. Come see the building and enjoy food, music and bocce ball. 2nd Street and Madison.

Temescal Street Fair

Jun 17, noon – 6pm. Entertainment, delicious food & drinks, art making, fine arts, crafts and community booths. Telegraph Avenue between 48th and 51st.

Walk In The Wild

Jun 17, 5pm – 10pm. Stroll through the Zoo, dance under the stars and enjoy tastings from some of the East Bay's finest wineries and restaurants. <http://www.oaklandzoo.org>

Mario's Corner

Baseboard Heater

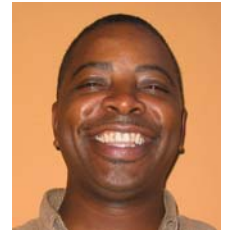
Please try to monitor the usage of your baseboard heater during the summer months, to help lower your heating cost. Not all units have them, if you are not sure if you have one, give me a call.

Bathroom Fans

Remember to keep you bathroom fans free of any dust build up, you can clean then with dust rag or a vacuum hose.

Air Condition Unit

For residents who have A/C units, please remember to have your filters cleaned to prevent any problems. Check the unit's manual for instruction. If you have questions see myself.



New Parking Proposal for the Jack London District

The JLDA Parking and Transportation Advisory Committee has recently submitted a proposal to Nancy Nadel that includes time limited parking and a mixed-use parking permit plan in the District. These measures are designed to support the continued and equitable use of street parking by both residents, local businesses and visitors alike. The new proposal can be found on JLDA's website at <http://jlda.org/parking/>



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

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



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You are cordially invited to a free wine tasting on June 29th
at 5:30 at Urban Bay Properties. Please come and learn more
about the current real estate market, and enjoy the festivities!

Kristen Thompson
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Oakland, Ca 94607
510-715-0047 cell
510-622-0242 fax

