

The Sierra Post

VOLUME I, ISSUE 3

THE SIERRA AT JACK LONDON SQUARE

MARCH, 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 Feb 8. Check the bulletin board for the official meeting minutes.

Mr. Wilsey updated the homeowners present on the status of the community and actions of the Board since the last meeting:

- The first draft of the first reserve study was complete and there were no surprises in the study, which the Board was happy to see.
- The security issues from the last meeting are still being pursued, with a focus on improving the cellular phone service used in the building by staff.
- The developer continues work on the various leak issues within the community.
- It is requested that items not be stored in the garage areas. This was noted in the newsletter and will be reinforced over the next few months.
- The awnings over the stairways recently installed by the developer seem to be of help. They should be completed shortly.

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

- The lack of cleaning of the sauna was mentioned. The Association will work with the janitorial contractor to improve the cleanliness of the sauna.
- One owner asked about the status of the parking around on the building on the public streets. As of this time, there does not seem to be any action being taken by the City.
- It was noted that the noise from the pool equipment continues. An owner noted that it seems to start regularly at 10:30 pm. The engineer will be advised of this time to help diagnose the problem.

- Owners were reminded that all parking spaces are now assigned. If they do not park in their space, they are subject to being towed.

The financial report through December 31, 2004 was presented, noting there was \$135,818.75 in operating funds, \$167,796.94 in working capital funds and \$275,636.64 in reserve funds for a total of \$579,252.33.

The Board reviewed a letter from the owners of The Sierra Deli and Market asking for a letter to the City about their use of a shaft only for venting purposes. The Board directed Management to prepare a letter and have it reviewed by the Board prior to issuance, to include what is requested along with a letter from The Sierra Deli and Market confirming they will also only use the shaft for venting.

The Board reviewed volunteers for a Rules and Regulations Committee and resolved that the Board form a Rules and Regulations Committee and appoints Frank Schultz and Paul Anderson as the initial members. Other members will be sought via the posting of notice.

The Board reviewed the current draft of the reserve study and agreed that it is adequate. No funds will be moved to bring the percent funded to 100% at this time. Per the study, the Association is 78% and funding appears to be adequate on cash flow basis for the next 30 years.

Next HOA Meeting will be held on Tuesday, Mar 8, 2005, at 6:30 pm in the lobby. Please note that there will be a special presentation by Dr. Sandhu regarding the motorcycle dealership application.

Our Neighborhood

Well, another month has gone by here at the Sierra. The Association has made progress in many areas.

- Work continues on the leaks and humidity problems. Once again, if your unit has a "water intrusion" problem, please send me an email if you are not already on the list.
- The clean up continues. Mario has been working hard at clearing out left over construction materials. Thanks Mario.
- Both the Sierra Deli and Subway should be open soon. Details of trash disposal and water have been addressed for commercial units. Good luck to our new commercial neighbors.
- We have made progress on our budget and now have a much better handle on our expenses. I am sleeping better knowing that the reserve study did not have any surprises. We are a little behind due to inflation and start up but the long term outlook is encouraging. Special thanks to Ron Siengo for all his work at crunching the numbers.

Looking forward, I am going to propose a homeowner survey to try and get more homeowner input on the future direction for the association. Any volunteers to help put together a survey? Drop me an email if you are interested. Finally, I have been asked to remind pet owners that you **MUST** clean up after your dog. Don't leave home with your pet without the means to pick-up and clean up after your dog.

See you on the 8th.
Russ

Special HOA meeting on February 22

On the evening of February 22, there was a special meeting called of the Sierra HOA to discuss the application for a permit to operate a motorcycle dealership from unit 114, a live-work condo. The board of directors called the meeting to receive homeowner input and prepare comments as requested by the City of Oakland planning department. Dr. Sandhu, the applicant and owner of unit 114 was invited to the meeting to discuss his application. He stated that the permit was required to support a dealership application to the Department of Motor Vehicles. After Dr. Sandhu's presentation, a question and answer session was held to discuss the planned use for the space and potential restrictions were discussed. A show of hands by the homeowners present indicated that there was opposition to the planned use of the space, even if restrictions were placed on the business. At that time, Dr. Sandhu indicated that he would withdraw the application that was opposed by homeowners. This result was communicated to the City. In a subsequent phone call to the Board President, Dr. Sandhu asked for another chance to discuss the application and permit restrictions with the Board and homeowners at the monthly meeting. Interested homeowners are urged to attend the meeting on March 8.

ADVERTISEMENT

ChauHomeLoans.com

Did you know, as owners of The Sierra's, you are eligible for discounted mortgage rates? ...Regardless of your income.

You may not have received this discount since not all lenders offer the program.



As an owner and resident of The Sierra's, I am offering other Sierra Condo owners a **free** "mortgage checkup". I may be able to lower your monthly mortgage payments at no cost to you!!! Call or email me today! 925-938-5600.



Andy & Casey Chau
925-938-5600
achau@clfunds.com
ChauHomeLoans.com

•CL•
funding group
CA Dept of Real Estate
Lic #01300642

ADVERTISEMENT

Dog Walking

Pet Sitting

Competitive Prices

Caring & Experienced

Vet & Pet Recommended

Bonded, Insured & Licensed



www.SafeHandsPetCare.com

(510) 528-7870

Homeowner's Insurance

Each Unit owner would need a condominium homeowner's policy to insure personal property and fixtures owned by the unit owner, loss assessments, additional living expense/rental value and personal liability, even those who rent their units.

The association's property deductible is \$10,000, so purchase a homeowners policy to insure your fixtures, loss assessment, etc. Each unit owner could be charged for the \$10,000 deductible in the event he or she is not adequately insured for fixtures/building improvements and/or if he or she is at fault for the claim.

For additional information, please call the Sierra's insurance broker, Acordia of California Insurance Services, at 415-541-7900.

Package Service Alert

The postman will no longer place package notice in individual mailboxes. The front desk personnel will call residents that have received packages. If you are expecting a package, please check with the front desk. We have limited storage and need your help by promptly picking up your packages.

Tired of Junk Mail ?

You may reduce junk mail by sending a postcard or letter that includes your name, home address, and signature to: Mail Preference Service, Direct Marketing Association, PO Box 643, Carmel, NY 10512. You may also register online at <http://www.dmaconsumers.org/cgi/offmailinglist>

Neighborhood Resources

Tall Ship Exposition

Mar 9 - Mar 20

The Tall Ship, Lady Washington, will be available for dockside tours and sails at the foot of Broadway. The Lady Washington appeared in the movie, Pirates of the Caribbean. Tours is free ONLY on the first day, Mar 9 at 3-6 pm. Other weekday tours are held between 4-5 pm for \$4/adult. For more information or to book a passage call 800-200-5239.

Classifieds

Looking for a roommate to share unit 335. 2 bedrooms, 2 bathrooms, nicely decorated. 1676 sf. Rent: \$ 950
Fabio - 510-332-3997

The Newsletter Committee is looking for articles to be featured in future issues. Send your submission to sierranewsletter@yahoo.com



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

Offering *exceptional* VALET SERVICE for residents of
The Sierra at Jack London Square

**"Take the hassle out of going to the cleaners...
We now come to you !"**

To begin service immediately, bring your clothes to the Concierge, or call us at:
1-866-414-JACK (toll free for your convenience)



Dependable Dry Cleaning Delivery  Est. 2002  Proud to be family owned and operated

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



Call today for a free comparative market analysis and receive two tickets to a show at Yoshi's, the Paramount Theater or Jack London Cinemas!

Andy Read
aread@ubayp.com
510.622.8300 x 3703

urban bay
P R O P E R T I E S

Restaurant Delivery

This list is not an endorsement and is provided for your convenience. If you know of any other, please let us know:

- Domino's Pizza, 3360 Grand Ave, 510-839-1952
- Lake Merritt Pizza, 510-839-9999
- Shan Dong Mandarin Restaurant, 328 10th St, 510-839-2299
- Ichiban Japanese Cuisine, 528 Lake Park Ave, 510-839-6988
- ezdineinn.com, delivery service for a number of East Bay restaurants.

Mario's Corner

Contact Information

Please be sure your contact information with the front desk is accurate. You were asked to fill out a contact form when you moved in, this information is used to contact you for package delivery, or if you have a visitor and more importantly in the case of an emergency. If you are unsure that your information is correct, feel free to stop by the front desk and ask for a Contact Information Form to update your information.



Smoke Alarms

Smoke alarms in the ground floor units are tied to the central monitoring system and will automatically dispatch the Fire Department when triggered. Please take extra caution to prevent setting off the alarm. The Fire Department will impose a \$500 charge per incident with excessive false alarms. In the event the alarm is falsely triggered, please report to the front desk immediately, so that the front desk personnel could cancel the dispatch to the Fire Department.

Smoke alarms in units above the ground floor are not tied to the central monitoring system. In the event the alarm is falsely triggered, please keep your unit door closed or smoke will enter the hallway and trigger the hallway alarm. Smoke alarms in the hallways and common areas are tied to the central monitoring system and will automatically dispatch the Fire Department. It is not necessary to report falsely triggered smoke alarms unless the hallway alarm is triggered as a result.

ADVERTISEMENT

TAXES DUE APRIL 15th

Most returns are completed within 24 hours!

"I highly recommend that new homeowners get professional tax advice to properly apply special tax rules in the year of purchase."



CPA, Licensed in California

- Avoid potentially costly mistakes
- Maximize tax savings
- Get professional advice
- Have peace of mind

Ron Siengo (415) 425-6001
Ron@accounting-taxes.net

ADVERTISEMENT



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
510.452.1927 Office
510.928.8261 Direct
bach.nguyen@JackLondonRealty.com