

The Sierra Post

VOLUME II, ISSUE 3

THE SIERRA AT JACK LONDON SQUARE

March, 2006

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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:
The next HOA meeting
is scheduled for
Tuesday, Mar 28, 2006.
Homeowner forum will
start between 7:00 to
7:30 pm.

HOA Meeting Summary

The last Board meeting was held on Feb 28. Please check the bulletin board for the official meeting minutes.

PRESIDENT'S REPORT

Vice President Nguyen gave a brief update on the water intrusions. Summarized, the engineering firm (Paradigm) has begun invasive testing in several of the units throughout the building. Once the problems are identified in the sampling of units, any similar units will be contacted for repairs. The process will then begin again in the next "type" of leak. Repairs are not expected to be completed (building wide) for a few months.

The results of the questionnaire were announced to the homeowners. Over 25% of the homeowners returned the questionnaire, however the Board would like to see more of the questionnaires returned to give a stronger view of the issues in the building. The majority of the complaints listed were related to water intrusion, counter tops, the front door and heating systems.

GENERAL

The Board discussed in a recent Executive Session the continued use of the second conference room as an office for the General Manager. Some of the reasons for the decision included: centralized location for homeowners and vendors; response time to issues at the front desk and not adding an increase of traffic throughout the building of non-residents. A motion was made and seconded to officially convert the second conference room into an office for the General Manager.

The Board then discussed the use of the 8th floor laundry room as a second conference room and future business center. Comments from the homeowners included concerns for fire safety and whether or not the room would qualify under "Title 24". Architectural members also expressed their concerns that they had not been notified about the plans for the room. The Board and GM explained to the Architectural Committee members that the role of the committee is to review

applications for owners units, not common areas. However, the Board did welcome their input on the finishes of the room. The GM will contact the committee to review the samples upon receipt. A motion was made and seconded to create a second conference room out of the 8th floor laundry room contingent on all required safety measures being met, and approve up to \$1000 to be spent on paint, carpet, heating and misc. needed items (such as re-keying) to create the second conference room.

The Board discussed the need to remove bikes currently stored throughout the parking garage (not in the rack) prior to the removal date which will be set shortly. The removal of the bikes (and all miscellaneous items) stored throughout the garages is necessary to minimize enticement of theft, to de-clutter the garage and to allow for the planned garage power washing. The GM will be announcing the deadline to remove the bikes and miscellaneous items in the upcoming newsletter. (No motion is needed, as this is enforcement of the current governing documents).

The Board discussed a few ways that they intend to improve communication to the residents, ideas include: listing "major" projects and their status on the website as well as homeowner comments and any follow-up actions. The Board asked homeowners if they had any recommendations of ways to bridge the communication gaps.

GENERAL MANAGER'S REPORT

- The GM informed the Board and owners that she was researching costs of UHF radios for the staff to keep in contact throughout the building. The costs will range from \$1000-\$2000 and will be presented to the Board in an upcoming Executive Session.

- A motion was made to authorize payment of the current insurance premium (\$73k) with reserve funds. The funds will then be re-paid to the operating account in equal installments by the end of the fiscal year.

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HOMEOWNER COMMENTS

- An architectural committee member expressed her concern that applications were not being forwarded in a timely matter. The GM acknowledged that an application had been misplaced behind the front desk, and went on to explain that the delivery area and front desk are in the process of being completely re-organized for efficiency and to avoid any future mishaps. A box has also been established specifically for the ARC.
- A homeowner recommended that prior to the bike and storage removal that a notice be included in the next bill.
- A homeowner requested that when the parking garage is cleaned that water not be used (in order to prevent run-off water). The GM explained that a machine is used with non-toxic foam.
- A homeowner commented that the wireless connection is not working in the pool area. The GM agreed to contact the provider.

Oakland-Alameda/San Francisco Ferry

The Blue and Gold Ferry operates daily service from Jack London Square to the San Francisco Ferry Terminal during morning and evening commute hours. The Jack London ferry terminal is located in the north end of the Square at the foot of Clay and Embarcadero. The ride is approximately 25 minutes and there is no Bay Bridge traffic! You can even plug in your laptop ...

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For more information and service schedules, check <http://www.eastbayferry.com/when/aopm.html>

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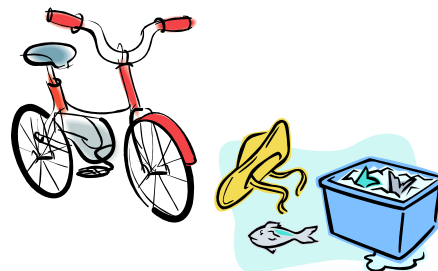
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A Note From Sarah



Bicycles and stored items: As mentioned in the February newsletter and due to the need to clean the garage floors, deter theft and reduce the cluttered appearance, The Sierra will be removing all bicycles not stored in the bike rack as well as all items stored in or around parking spaces, and on top of or around the storage cages. All bicycles will be donated to "Cycles of Change", a non-profit that teaches youths in the Oakland public schools to repair and maintain bicycles with options to "earn" a bicycle for themselves. All additional



miscellaneous items removed will be donated to local charities. If by chance you have already decided to donate your bicycle or other items, please contact me and we will set the items aside to be picked up by the charities. The date for removal has been set for **April 15th**. Please keep an eye on your door for a reminder postcard.



Italian Night: Mark your calendars...Sunday, March 26th will be a good night to be at The Sierra. We will be feeding everyone! Can you imagine the amount of spaghetti that will have to be boiled? Italian Night will kick-off our year with lots of pasta, wine and maybe a decadent desert. If you would like to be involved, please drop me an e-mail and you can get in the loop with the plans! For this event, I will be asking for RSVPs. An official invite will be left on your door soon.

Second Conference Room: Per homeowner requests, a second conference room is being established on the 8th floor. At this time, the room will be furnished with a conference table and chairs. Residents are encouraged to make use of the space for meetings, studying, or just "me" time. In addition to a second space to meet, we have been throwing around the idea of evolving this space into a "real" business center. Complete with multiple PCs, fax machine, copy machine, office essentials (like a paper cutter) and internet access. Does this sound like a good idea to you? Please let us know, as your feedback is essential in continuing to create a community that reflects its residents. Currently the room will follow the same guidelines as the other conference room located above the front desk in the lobby. The official opening is scheduled for early April.



Questionnaire: Thank you to the 80 residents who responded to the recent questionnaire. The results were tabulated and show that there was not a huge range in issues with the units, but that the same issues tended to occur in multiple units. The Board will be discussing the results of this survey and will communicate additional information at future Board meetings.

Pre-Tax Day Cocktail Party: Have you done your taxes yet? If not, don't worry, you will still have one more day...in the mean time, enjoy a night-in at The Sierra on Friday, April 14th from 7-10pm.





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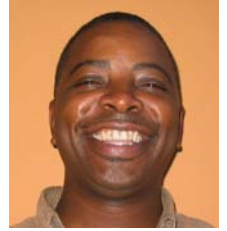
Feel free to visit our office to discuss your real estate needs. Our office is located on the ground level next door to the gym.

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Mario's Corner

Maintenance Tips

Here are a few maintenance steps to get your home ready for Spring:



Smoke detector batteries should be changed once a year so they don't start beeping in the middle of the night. Use 9V batteries. There are multiple detectors in each unit, make sure to change all of them at the same time.

Exhaust fans in the bathroom should be cleaned regularly. The easiest way is to use a vacuum cleaner with a brush attachment to go over the grill areas.

Drains in balcony and patio deck should be cleared of debris to prevent them from backing up.

Trash Disposal should be monitored. Make sure you don't dispose solid items in it.

Overhead Can Light Bulbs

If you have problems finding replacement light bulbs, try Regency Lighting in Union City, they can be ordered online. <http://www.regencylighting.com>

April 15

All bikes not stored in the bike rack as well as all items stored in or around parking spaces, and on top of or around the storage cages will be removed and taken to charity.



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