

The Sierra Post

VOLUME II, ISSUE 5

THE SIERRA AT JACK LONDON SQUARE

May, 2006

Update on Building Repairs

*There was no HOA meeting in April, HOA Meeting Summary column will return next month.
The following letter was sent to homeowners regarding water intrusion problem.*

Contact Information

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lobby@sierrajacklondon.org

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General Manager

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Building Engineer

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engineer@sierrajacklondon.org

Ron Siengo

HOA President

president@sierrajacklondon.org

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.

**Next HOA meeting:
The next HOA meeting
is scheduled for
Tuesday, May 23, 2006.
Homeowner forum will
start between 7:00 to
7:30 pm.**

April 27, 2006

Homeowners/Residents:

The Board of Directors would like to bring the owners and residents of The Sierra up to speed regarding the work currently in progress. Crescent Heights (the developer) has taken responsibility for all repairs related to recent water intrusion and any damage it may have caused. They have contracted with Paradigm Construction Services to coordinate and supervise all of the work. Though the Association does not have control over what is physically done to the building, it does set guidelines to be followed by those working in the building. All workers must respect that The Sierra is the residence to many, and that this is not a typical construction site.

Currently, all of the Penthouse level patios will be re-sealed and new drains will be installed. Some of the units will also have work done to their front and patio doors. It is expected that this work will continue throughout the summer.

In addition, you may have noticed the water testing being performed on the windows and stucco of the exterior of the building. They are re-creating rain storms in order to address the water intrusions reported this past winter. Once the tests are completed and a solution has been determined, individual unit owners will be contacted by Paradigm regarding coordinating repairs and replacement of any damaged flooring, etc.

If you have any questions regarding this project, please contact Paradigm's project coordinator:

Jason Evans
Paradigm Construction Services, Inc.
office • 619.795.6759
cell • 619.808.9985
fax • 619.795.6712
e-mail • jason@paradigm-cs.com

If you have other questions or want to report an issue regarding those working in the building, please do not hesitate to contact me directly.

Sincerely,

Sarah K. Steele, CCAM
General Manager

Letter to the Editor

Dear Editor,

As one of the first few residents moved into the building, I want to share the some inspirations that lead us to purchase a unit in Sierra at Jack London. To my knowledge that this property was originally part of the rail road property but later was sold to a developer that went bankrupted. Not until Crescent Height bought the property, this place stood a building with only skeletons of concrete walls and floors. Once Crescent Height hired an architect and redesigned from an apartment building to a condo building which brought in an innovative idea of owning a brand new condo in Jack London Square. The building was designed to be industrial look but with simple lines. For the residents that reside in this building will be part of a unique community since we will be the owner of a brand new condo in Jack London Square rather than a renter of a big apartment complex. There is that proud of ownership and being part of a master plan of bringing Oakland from land of industrial buildings to high end residential buildings.

The clean cut stainless steel and the simple line of exterior really shown to the community of what a classy building. This building also shows how to have simplicity of life (Not having enough closet spaces) and minimums of living.

Everyone that I have talked to in the neighborhood loved to see such a beautiful building being built in their backyard. Among the first few residents, we also care for each other and there is camaraderie but now there is mistrust and many changes that make life here more complex.

As more residents move in or more residents convert their unit to a renter unit, the complexity and personality of the residents is becoming diversified as the world can be. I still believe that we can develop the same camaraderie that was there because again we are part of the master plan that will rebuild Oakland to a first class community not us against them type of community. To live in Sierra of Jack London is not just a residence for us but it is also a statement to the San Francisco, to the nation that a city like Oakland can rebuild itself and emerge as a first class residential community. Therefore, how we are handling the issues in the building and how we run the HOA proceeding will definitely affect the future condo building that is currently being build. Most of all how the residents live and communicate each other in this community shall also set the tone for other buildings that is coming up. I do have confidence that as we all revisit why we purchase a unit here at Sierra at Jack London then we will find our common base to once again to build the camaraderie among the residents.

A resident.

Oakland's Festival of Greece

May 19, 20, 21. Fri & Sat 10am - 11pm, Sun 11am - 9pm. 4700 Lincoln Avenue, Oakland, CA 94602.

Admission is \$6.00. Free for Fri 10am - 4pm and Sun 5pm - 9pm. Food and beverages are available at additional cost. Complimentary shuttle service and new additional parking are available. For more information call 510-531-3400 or <http://www.oaklandgreekfestival.com/>

Come and experience the plethora of activities, sights and sounds, food and fellowship, dancing and entertainment, culture and faith, education and recreation. You will be able to meander the Stoas surrounding the Cathedral and gaze at the panoramic views of Oakland and San Francisco with the sparkling waters of the Bay and magnificent bridges included. Greek music and dancing will continue night and day with the New Stage as a background.

Greek foods and pastries are being prepared in anticipation of the crowds. Of course, all the old favorites will be there from Lamb Sandwiches, Gyro, Tiropites (cheese pies) and Spanakopites (spinach pies) to Calamari, Saganaki (flaming cheese), Souvlakia (pork kebabs), Loukaniko (sausages), and Loukoumades (deep-fried dumplings dipped in syrup). Guests will be able to choose from the finest "Poikilia" (variety) of Greek delicacies such as Lamb Shanks, Fish Plaki, Dolmades, Keftedes (meat balls), Mousaka (eggplant casserole), Pastichio (pasta casserole), Kota (Greek Chicken), Spanakorizo (rice with spinach), Souvlakia (spinach pie), Horiatiki Salata (garden salad), Briani (Oven baked vegetable medley) and much more. All the Greek Sweets await you from Galaktobouriko to Diples, Baklava to Melomakarona, Kourambiedes to Paximadeia plus Greek Coffee.

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@caldecott.com
510.594.2400



A Note From Sarah



Cinco De Mayo: Pull out that sombrero and start your night at The Sierra. We will have all the basics! For those of you that are not fans of tequila, we will also have wine on hand. **Fri, May 5th from 7-9pm.**

Concierge E-mail: Do you have someone coming to visit or need to let the front desk know about an expected delivery? You can now e-mail the front desk directly at lobby@sierrajacklondon.org. You may also be receiving e-mails letting you know about packages at the front desk.

Contact Information: Have you changed phone numbers or e-mail addresses? If you have, we need to know. It is very important that we have accurate contact information for each adult residing in The Sierra. Please check with the front desk to see what we have on file.

Common Area furniture: We will be putting out all of the cushions this month. The Board will also be considering new covers for the cushions. If this is something you would like to see done, please voice your opinion at the next Board meeting or via e-mail. In addition, there have been a few requests for additional furniture on the 3rd floor, specifically tables and chairs. Is this something you would like to see? Please let me know so the Board can make an informed decision.

Unmarked spaces: Do you tend to utilize an area of the garage that is not marked as a parking space? This seems to be a growing trend. Any areas that are not marked specifically for parking (with a space number) are not parking spaces. These areas were left open for various reasons. Continued abuse of these areas will result in the need to add extra signage and striping which will be costly to the Association.

Bicycles and stored items: Thank you to those that have heeded our requests to remove their belongings from the garages. The garages are looking much less cluttered and our planned removal will not be nearly as difficult. As mentioned in past newsletters, 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 items planned for removal will be tag shortly beforehand. The date for removal has been extended to June 3rd.

Packages: As time goes by, The Sierra residents seem to increase their on-line purchases. But where do all those purchases end up? ...In the back of the front desk. Though we are happy to take in your packages daily it is important that you pick them up the same day if possible, if not the following day. We have a limited amount of space and one large delivery can really make it difficult to move around back there.

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

1-866-414-5225

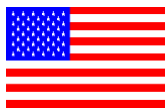
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CLOSED
MAY 29TH & 30TH

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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

Just Sold in our Building:



Unit 533
Sold by
Liz Rush
liz@lizrush.com



Unit 533	4/20/06	\$635,000
Unit 321	4/19/06	\$489,000
Unit 103	4/06/06	\$665,000

The sun is out and the buyers are too!

If you're ready to sell your home, give us a call to discuss a marketing plan that shows your home in it's best light.



Downstairs in the Sierra Building
120 Third Street
(corner of 3rd and Oak)
510-463-4777

We specialize in Residential and Commercial Real Estate.

At The Aquatic Center

The Jack London Aquatic Center (JLAC), located two blocks from our building offers exciting water activities such as kayaking, dragon boating and rowing. The Friday Twilight Kayaking is the perfect way to unwind after a brutal work week. Cost is \$20 per session; JLAC provides all the equipment and a guide. No experience is necessary and you don't even need to know how to swim. Space is limited and fills up fast. First session starts May 19th. Call 510-208-6060 or visit <http://www.jlac.org> for more information.



Please welcome Marina Costa Ashiotou as the new member of the newsletter committee. Marina is our resident Greek expert, so if you have any questions regarding the upcoming Greek Festival, please email to news@sierrajacklondon.org

ADVERTISEMENT

If you or someone you know would like to place an ad in the newsletter, please contact news@sierrajacklondon.org

Homeowners may place free classified ads in the newsletter. Classifieds are text only and are not to exceed 255 characters. Please email your ad to news@sierrajacklondon.org by the 25th of the month prior to the month you want to place the ad.

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