

# The Sierra Post

VOLUME II, ISSUE 11

THE SIERRA AT JACK LONDON SQUARE

November, 2006

## Upcoming HOA Election

*There was no HOA meeting held in October, HOA Meeting Summary column will return next month.*

### Contact Information

#### Front Desk / Lobby

Phone: 510-285-3515

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General Manager

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Mario Brown

Building Engineer

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[engineer@sierrajacklondon.org](mailto:engineer@sierrajacklondon.org)

Ron Siengo

HOA President

[president@sierrajacklondon.org](mailto:president@sierrajacklondon.org)

Other HOA contact information can be found at <http://www.sierrajacklondon.org>

Oakland Police

Emergency Hotline: 911 or 510-777-3211 (on cell phone)

Non-Emergency: 510-777-3333

For advertisement information, questions or comments regarding this newsletter, please email to [news@sierrajacklondon.org](mailto:news@sierrajacklondon.org)

Homeowners may place free classifieds by sending email to the same address.

Please check the bulletin board for postings of the next HOA meeting.

All homeowners should have received a letter in the mail regarding the new election rules. The reason the board is adopting new rules is because the state passed a bill on July 1, 2006 which changes the way Associations are to hold their elections. One of the requirements is that the Association has to adopt rules with how they will institute these new changes. Due to the changes in the election process (which mainly has to do with the new legally required timelines) the Association has been forced to push out the actual election "date." As you see from the rules, there will no longer be a meeting date where homeowners actually show up to vote. All voting will be conducted by mail in ballot only. Here is the anticipated election timeline of events:

**October 31st:** Deadline to nominate yourself to be put on the ballot.

**November 10th:** Date of Record. Only homeowners on the grant deed as of this date will be eligible to vote. A letter with the list of nominees will be sent out.

**November 10th-January 19th:** All candidates will be denied access to association media. This in the proposed rules, but what this does is essentially deny anyone running for office access to the Association newsletter, website, or board meetings as an opportunity to gain support for election to the board. The idea is that all candidates will all have a balanced an equal chance to gain support.

**November 10th-December 8th:** Meet the Nominees Forum. If there are more candidates running for the Board of Directors than spaces available, there will be a forum for the nominees to announce their candidacy during this period.

**December 8th:** Ballot are mailed out.

**January 17th:** Deadline for Voting. Ballots must be received by this date.

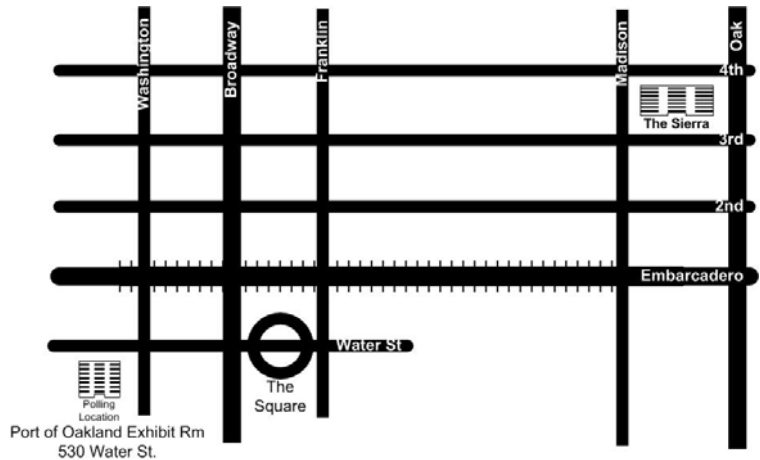
**January 23rd:** Election results tabulated at an open board meeting.

**January 23rd-February 7th:** Election results reported.

# California General Elections

Don't forget to vote for the general elections on November 7. Our polling place is located at the Port of Oakland Exhibit Rm at 530 Water Street. It opens from 7am to 8pm.

You may also return your absentee ballot at the polling place in person on Election Day if you have not mailed it already. Remember absentee ballots must be received by the Voters office by Election Day, postmarks do not count.



## Year-End Tax Tips

Donate Your Furniture for your 2006 Tax-deduction! Free Pick up! Moving? Redecorating? Uhuru Furniture & Collectibles is accepting furniture, estates, collectibles, and vehicles for donation. All proceeds benefit the African People's Education and Defense Fund [www.apedf.org](http://www.apedf.org) Please call 510-763-3342 to make an appointment for pick-up.

Oakland Technology Exchange accepts working computer equipment for use in classrooms in Oakland. Donations hours are every Tuesday from 2-6 pm at 1680 14<sup>th</sup> Street in West Oakland. 510-893-4822. <http://www.otxwest.org/donations.html>

No recycling fee for the month of November at the Alameda county computer recycle center (except for unqualified CRTs). Non-working computer equipment is accepted. Hours are 10-5 weekdays, 12-5 Sat at 1501 Eastshore Highway, Berkeley. 510-528-4052. <http://www.accrc.org>.

Salvation Army at 601 Webster (7<sup>th</sup> and Webster), accepts clothing and household goods. Drop off hours are 9am to 6pm, Mon – Sat.

Be sure to get a receipt from the organization you're donating to.



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# A Note From Erik



**Moving In or Out:** If you are planning a move in or out of the building, please remember the following: moving can only take place weekdays from 8am to 5pm. All moves must be scheduled with the front desk. All moves must be done through the 4th street elevators. All movers must provide liability and worker's comp insurance. If you have any questions, please contact me.

**Vehicle Break-In:** It has been reported to the manager's office recently that there was a guest's vehicle parked outside of the garage, which was broken into over the weekend. If you or your guest is going to be parking outside of the garage, please try to park in well lit areas and do not leave any valuables in your vehicle. If you do see a vehicle that gets broken into, please call the Oakland Police immediately at (510) 777-3211.

**Insurance:** If you do not already carry your own condominium owner's insurance policy, please look into purchasing one. Recently, one unit had a dishwasher leak that caused damage to their own wood floor as well as two other neighboring units. While the Association does carry an insurance policy to cover the building, the policy does not cover any personal contents or any damages caused by another owner. Carrying your own condominium owner's policy would cover these items and could save you the heartache and money if something like this should happen.

**Holiday Party:** It's that time of year again to throw a party! The board is looking for a couple of volunteers to help coordinate a holiday party for all residents. If you are interested please contact me for details on how to get involved.

**Capital Improvements:** It's time to get out those wish lists. The board is looking for some feedback from the residents on what items they would like to see being built, constructed, added, etc. to the building that would make living here that much better. Whether it is adding new equipment to the gym, or new furniture around the building the board would like to hear from you on what you think is needed. Please send any ideas or suggestions in an e-mail to me at [erik@sierrajacklondon.org](mailto:erik@sierrajacklondon.org).

**Garage Floor & Sidewalk Cleaning:** During the week of November 13th through the 17th, the Association will be having the garage floors and sidewalks surrounding the building cleaned. In order to make sure that each garage level's floor is adequately and completely cleaned, we will need everyone's help and cooperation in making sure that there are no vehicles parked in any spaces on the date that level is scheduled to be cleaned. Each level is scheduled to be cleaned as follows:

<b><u>Mezzanine Level:</u></b>	Monday 11/13
<b><u>First Floor Level:</u></b>	Tuesday 11/14
<b><u>Basement Level:</u></b>	Wednesday 11/15
<b><u>Sidewalks Around Building:</u></b>	Thursday & Friday 11/16-11/17

Please make sure your vehicles are NOT parked in any space on the date of cleaning for that level. The Association will not be scheduling alternative cleaning dates. Due to the time and expense to the Association, the cleaning is only scheduled to be performed approximately every 3 years. Please contact the general manager, Erik Olson, with any questions.

## *Homeowner's Insurance*

It is recommended that each unit owner carry their own insurance policy to cover the loss of personal property and fixtures owned by the unit owner, loss assessments, additional living expense/rental value and personal liability. In addition, rental unit owners should require that their tenants carry renter's insurance.

Please keep in mind that if a claim is made against the Association's property insurance, the \$10,000 deductible is the responsibility of the unit owner.

The association policy does not cover earthquake or flood damages.

For additional information, please contact the Association's insurance agent, Dorothy McCorkindale of Acordia of California Insurance Services, at 415-541-3604.

## Neighborhood Events

### Dashe Cellars Tasting Room

Welcome to the neighborhood. Located at 55 4<sup>th</sup> Street (just south of Oak), the tasting room is open to the public every Thursday to Monday between 12pm to 5pm.  
[www.dashecellars.com](http://www.dashecellars.com)

### Veteran's Day Cruises

Sat Nov 11, 10am & 1pm. A two hour cruise on the Presidential Yacht USS Potomac on the Bay. For ticket information, call 866-468-3399 or visit <http://www.ticketweb.com>

### Annual Tree Lighting Ceremony

Fri Nov 24, 1pm - 7pm. Join the official lighting of the Jack London Square holiday tree. Holiday shop for arts & crafts, visit Santa, and get into the holiday spirit with live music. Actual tree lighting will take place at 6:00 PM.

### Laughing Bones / Weeping Hearts

Oct 11 - Dec 3. The Oakland Museum celebrates Dias de los Muertos, the colorful Lation/Chicano tradition of honoring the dead, with exhibit from 13 Bay Area artists.

# Gourmet East Bay Restaurant Week

The fourth annual Gourmet East Bay Restaurant Week begins Sat Nov 5<sup>th</sup> to Sun Nov 12<sup>th</sup>. Enjoy a three course prix-fixe lunch for \$15 or dinner for \$25 at more than 30 participating East Bay restaurants. Ask for the official Gourmet East Bay menu when seated. When you use your American Express card, 5% of the total charge will go to Alameda County Community Food Bank, Food Bank of Contra Costa and Solano, and Project Open Hand. Some of the restaurants in our areas include Adagia (Berkeley), Citron (Oakland), Paragon Bar and Jordan (the Claremont Hotel), Spenger's Grotto (Berkeley), Trader Vic's (Emeryville), Yoshi's (Jack London Square). For a complete list of participating restaurants, visit [www.gourmeteastbay.com](http://www.gourmeteastbay.com)

## Let's Party...

The Board is looking for volunteers to put together our annual holiday bash. Contact Erik if you are interested. [erik@sierrajacklondon.org](mailto:erik@sierrajacklondon.org).



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

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Realty

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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.

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