

The Sierra Post

VOLUME I, ISSUE 10

THE SIERRA AT JACK LONDON SQUARE

October, 2005

Contact Information

Front Desk
510-285-3515

Sarah K. Steele, CCAM
General Manager
510-663-4889
sarah@sierrajacklondon.org

Mario Brown
Building Engineer
510-663-1245

Lee Crowell
Merit Property Management
925-855-3240
lcrowell@meritpm.com

Laurie Miskuski
Crescent Heights
858-410-1100
lmiskuskik@crescentheights.com

Russ Wilsey
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:
Tuesday, October 25, at
6:30 pm in the building
lobby. Homeowner
forum will start
between 7:00 to 7:30
pm.**

HOA Meeting Summary

The last Board meeting was held on Sept 20. Please check the bulletin board for the official meeting minutes.

FINANCIAL REPORT

Financial report: The financial report through July was presented, noting there was \$58,033.23 in operating funds, \$166,581.90 in working capital funds and \$380,732.95 in reserve funds for a total of \$605,348.08. It was resolved that financials are accepted for placement on file for audit.

GENERAL MANAGERS REPORT

- Database Software Purchase and Maintenance: A proposal was reviewed for the purchase of a database software program for the Association. It was resolved that proposal to purchase TOPS software for \$2,200.00 be accepted and the proposal for a service plan for the TOPS software be accepted.

- Tile Cleaning and Sealing: Proposals for the cleaning and sealing of the tile surfaces within the community were reviewed. It was resolved that proposal from (who?) to clean and seal the tile was approved. The cost will be \$4,732.00.

- Community Bulletin Board Installation: It was resolved that a community bulletin board will be purchased and installed in the alcove next to the mailboxes. The General Manager will draft guidelines for use of the bulletin board, which is intended to be used for the sale of items or other notices by the residents.

- Legal Services: A proposal from the Law Firm of Berding and Weil was reviewed. It was resolved that the Association terminates its agreement with Hughes and Gill and accepts the proposal from Berding and Weil. The annual retainer is \$1,200.00, with phone calls and one meeting attendance included. All other items shall be billed at a reduced hourly rate.

- Local Area Map: A suggestion to install a map of the local area somewhere in the lobby was directed to the Architectural

Committee for their review and guidance

COMMITTEE REPORTS

The Architectural Committee gave a brief update. It was also noted that the Social and Newspaper Committees are seeking volunteers. The Ad Hoc Bicycle Storage Committee gave a report, noting that a poll was not able to be done due to an illness to the committee member who volunteered to prepare it. A discussion ensued, after which the matter was referred back to the committee, with the idea of pursuing the poll.

OTHER BUSINESS

Garage Door Maintenance Program: The Board discussed a proposal from R and S Overhead Garage Door for quarterly maintenance on the 3 garage gates for \$195.00. It was resolved that proposal from R and S be accepted.

It was noted that an Internal Dispute Resolution (IDR) policy prepared by Hughes and Gill, as required under a recently passed state law, will be distributed to the members for review prior to adoption by the Board.

HOMEOWNER FORUM

- A homeowner expressed concern about a lost package and what the Board was going to do. The Board noted that this was the first package that has been lost. The package handling procedure has been changed and will be reviewed, with the General Manager investigating the matter and directed to report back to the Board at the next meeting

- A discussion ensued about rules enforcement based on a recent incident involving a party at unit. Management advised that the Board could not comment on current member discipline matters, however it is a concern. Residents were reminded that complaints need to be in writing and that police reports should be pursued when applicable and copies of the reports provided as part of the complaint.

Our Neighborhood

Greetings Neighbors

In last month's issue, I announced the hiring of the Sierra's first employee, Sarah Steele, our new general manager. This month I am very pleased to announce that everyone's favorite engineer, Mario Brown, is now officially a Sierra HOA employee. Please join me in welcoming Mario to our association.

Next month is the annual HOA meeting where board elections will be held and other business requiring homeowner votes will be conducted. You will receive information in the mail regarding the nomination procedures for the two seats up for election. We hope to give those interested in serving on the board time at the October meeting to introduce themselves. Space will also be made available for candidates to address the homeowners in the November newsletter as well as online on our web site sierrajacklondon.org.

I have been serving on the board for a little over a year now and would be happy to answer any questions that homeowners may have regarding serving as an HOA board volunteers. Although things should be getting a little easier now that we have a full time manager and much of the transition work has been completed, there are still many challenges facing the board that will require considerable time and effort. I do not want to discourage anyone from running for the board but volunteers should be aware that it

is much more than a "ceremonial" position. We will need volunteers committed to creating a community atmosphere and preserving homeowner's equity.

Sometime this month we should have completed the installation of the security upgrades approved some time ago. These include additional security cameras in the garage and the installation the "blue light" boxes. These units will connect you with security in the event of an emergency while in the garage where cell phones do not work. If there is no one at the front desk, it should forward the calls to the security dispatcher for handling. Please limit their use to emergency situations only.

We have received some good suggestions for common area improvements since the last newsletter. Please keep the ideas coming. Once the new budget has been reviewed, the HOA board will prioritize the "wish list". One big unanswered budget question is how badly we will be affected by the huge increase in energy costs. The association pays for the natural gas used in the heating of all residential hot water and the baseboard heating installed in most units. Please use the resources wisely and report problems with the baseboard heat if they occur. If we all work together, perhaps we can minimize the impact of the increased energy costs.

Russ Wilsey
president@sierrajacklondon.org

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



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

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

London Jack's Fine Cleaners

Toll Free: 1-866-414-5225

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

OCTOBER '05 SPECIAL

50% OFF
DRY CLEANING
FOR FIRST-TIME/RESIDENT CLIENTS
ONLY

DOES NOT INCLUDE LEATHER/SUEDE & NON-CLOTHING ITEM
MAY NOT BE COMBINED WITH OTHER OFFER/DISCOUNT
COUPON MUST BE INCLUDED WITH ORDER

**Bring your coupon & clothes to the lobby
Concierge to begin service today**

A Note From Sarah



Thank you to everyone who attended the cocktail party on Sunday the 2nd! We had an awesome turnout and I have heard nothing but positive responses. If attendance at future social gatherings reflects this party, we are in for some fun events.

Board Meeting: The Board has decided to change the Board meetings to the 4th Tuesday of each month. Please do your best to attend these meetings. This is the one time each month that the Board gets to hear from you directly and visa versa. The Board's

agenda this month is packed! They are being asked to approve several maintenance projects (gym equipment repairs, common area painting, tree maintenance, landscape maintenance) and this will be the last Board meeting for some of our Board members whose term will end in November.

▪ **Gelato & Sorbetto:** Do I really have to say much about this event except for what day and time (which happens to be November 6th from 7 to 9pm)? Well, just to give you a taste...do you like chocolate? Do you like vanilla? How about something a little fancier? How about Tiramisu or Blackberry Cabernet? Got your taste buds going? Good! See you there!

▪ **Do you smoke?:** If you happen to be a smoker or have guests who smoke, thank you for being courteous of your neighbors and not smoking in any of the common areas. If you happen to be one of the residents that smokes on the terraces (specifically the 7th floor) PLEASE STOP. The janitorial staff has to make daily trips to clean-up after you when their services could be better used in other areas. In addition this is a violation of your governing documents. On the flip side, if you happen to notice a resident or guest of a resident smoking in the common areas, please report the date, time, location and unit number to me or to the lobby desk. You do need to sign your complaint, however all complaints are kept confidential.

A personal note: I just wanted to take this opportunity to thank all of the residents of The Sierra for the open arms welcome I have received from the community. I am slowly learning everybody's name and hope to run into those that I have not met soon. Any and all feedback I receive regarding the community is very helpful in directing my day-to-day priorities. I have enjoyed the past few months and look forward to continuing my service to The Sierra residents. SS



Neighborhood Events

Bike Tour of Oakland

Sun Oct 16th at 10am. Explore Oakland with the museum's bike-tripping docents and learn about the incredible history of Oakland. The tours are free, but advance reservations are required. Participants must be over twelve years old and provide their own bikes, helmets and repair kits. Reservations: 510/238-3514 or jcollignon@museumca.org. Free

Cultural Series at City Center

Wed Oct 19, 12 – 1pm. Quartet San Francisco, 12th & Broadway (510) 628-8490
www.oaklandcitycenter.com

United Nations Day

Sat Oct 23rd at 10am – 3pm at the Square. Parade and guest speakers commemorating the founding of the United Nations.

Cultural Series at City Center

Wed Oct 26, 12 – 1pm. A special fundraiser for Sophia House sponsored by Fredrica Von Stade. 12th & Broadway, (510) 628-8490
www.oaklandcitycenter.com

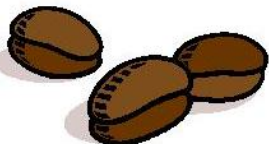
Oakland Policy Community Meeting

Wed Oct 26, 6pm at Jack London Aquatic Center. A community liaison meeting for Jack London District residents. OPD will be telling us what is going on in our neighborhood and is open to your feedback on how they can better serve us.

ADVERTISEMENT

PEERLESS
COFFEE & TEA.

BUY ONE GET YOUR
SECOND ESPRESSO DRINK* FOR
FREE



One Coupon Per Customer. Offer Expires 10/31/05
Duplications/photocopies will not be accepted.

*Equal or Lesser Value

WWW.PEERLESSCOFFEE.COM

260 Oak Street, Oakland, CA 94607
M-F 8:30AM-5:30PM, Sat 9:00AM-5:00PM

Neighborhood Events

Councilmember Meeting

Sat Oct 29th at 11am. Coffee Hours with our local city councilmember Nancy Nadel at the World Ground Cafe (3rd and Jackson).

Haunted Boat Parade

Sat Oct 29th, starting at 4pm, don't miss the first haunted boat parade on the Estuary.

Halloween Bazaar

Sat Oct 29th, 4 – 7 pm, the First Halloween Bazaar at the Sierra.

Dia de Los Muertos

Sun Oct 30th. Enjoy the 9th Annual culturally rich festival. Live music, arts and crafts vendors, authentic foods and kids activities. International Blvd. & 41st Avenue

Oak to Ninth Project

The Oak to Ninth Avenue development project is a huge new development proposed for the waterfront stretching from Oak St to 9th Avenue and will certainly have major impact on all of us. It includes construction of over 3,000 condominiums and over 200,000 sf of retail and commercial space. The draft environmental impact report (DEIR) was published on September 1st and is now downloadable from: <http://tinyurl.com/auhfz>

Comments on the DEIR must be received NO LATER than 4:00 p.m. on Monday, October 24, 2005, and should be sent to the attention of Margaret Stanzione, Project Planner, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California 94612 or to mstanzione@oaklandnet.com

Two further public meetings about Oak to 9th will occur this month:





- Parks and Recreation Commission Wednesday, Oct 12, 2005, 4:30 pm. Lakesi Parks Garden Center, Ebell Room, 666 Bellevue Avenue
- Landmarks Preservation Advisory Board Monday, Oct 17, 2005, 6:00 pm, City Hall, Hearing Room 1

This information is provided by the Jack London District Association. <http://www.jlda.org> A community forum is setup to discuss this project at <http://forum.jlda.org/forum/viewforum.php?f=5>

Mario's Corner will return next month

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

 **Sierra Financial Consulting**

-  Tax planning and preparation
-  Real estate transaction advisory services
-  Small business consulting
-  Personal financial planning and budgeting

Call for a free consultation: 415-425-6001


Financial Services

www.sierra.fc.com

Halloween Bazaar @ The Sierra



Join us at the Halloween Bazaar on Saturday October 29th from 4 to 7pm for Tricks and Treats...Games & Prizes for all ages! There will be a Costume & Pumpkin Carving contest. Bring your carved pumpkin to display (by 4pm)...prizes will be awarded by category... scary, silly and outlandish about 6:30pm. Hotdogs & non-alcoholic beverages will be provided by the HOA. Donations of decorations, snacks etc. are appreciated. Please contact Winnie at 510-891-9564 or wlapla@yahoo.com if you would like to help or just show your support of the event.

