

The Sierra Post

VOLUME I, ISSUE 9

THE SIERRA AT JACK LONDON SQUARE

September, 2005

HOA Meeting Summary

Contact Information

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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.

**The next HOA meeting
will be held on Tuesday,
Sept 13, at 6:30 pm in the
building lobby.
Homeowner forum will
start after 7:00 pm but no
later than 7:30pm.**

The last Board meeting was held on Aug 16. Please check the bulletin board for the official meeting minutes.

Financial Report: The financial report through June was presented, noting there was \$51,646.05 in operating funds, \$166,110.85 in working capital funds and \$364,663.62 in reserve funds for a total of \$582,420.52.

Homeowner Forum:

- It was requested that a Board meeting be held on a Saturday; the Board was willing to consider the idea;

- A discussion about the Sierra Yahoo Group ensued, with the group owner noting that a recently abusive resident had been banned from the group, as that is not the type behavior desired;

- It was suggested to have a notice posted in the trash rooms advising people that large and recycled items need to be taken to the first floor, not left in the trash chute rooms on the upper floors; it was also mentioned that the 8th floor, East trash room door does not always open. The Board directed Mario to follow-up on the problem.

- A concern was expressed about the conversion of the conference room to the General Managers office and the loss of this amenity. The Board advised that the intent is to convert one of the former laundry room spaces into a larger room available for conferences and other such things. While those present generally agreed the use of the underutilized space as the new office made sense, there were those present that felt the owners should have had more input into the decision. It was noted that the idea was mentioned, with no objections, at the last Board meeting, but the Board agreed to try to avoid such concerns in the future. Ms. Steele was asked to inventory all of the available spaces in community so the Board can consider which space would make the best for a new conference room.

- Two rules changes were requested to allow use of the pool at 6 am for quiet purposes, such as exercise, and to allow the Business Center to be used 24 hours. The Board directed management to send these items out for homeowner input, as required by law, and so that they can be considered at an upcoming meeting.

- Concerns were expressed about the door to the north elevator lobby on the first level being propped open by the janitorial staff and residents when moving. It was agreed that the garbage can would be moved so as not to tempt anyone to use it as a door stop.

- There was a complaint about dog feces in the common area. The Board asked that any one seeing a dog urinate or defecate in the common area fill out a violation report.. The General Manager mentioned that a pet registration would eventually be set-up to help link pets with their units.

- A suggestion was made that the Board consider appointing floor reps to help with future surveys and distribution of information.

- It was mentioned that the corner commercial unit at the East side of the building looks bad. The General Manager will contact the owners.

- It was requested that a pad and paper be left at the front desk when the attendants do their rounds. In addition there were concerns that the attendants were not being thorough when doing their rounds.

- It was mentioned that delivery people are leaving menus in front doors. The Board advised homeowners to be adamant when someone tries to enter the building by not allowing them in and asking them to use the front lobby entrance so that the attendant can note that they are in the building and explain the "no soliciting" rule. If a menu is found homeowners were asked to contact the General Manager who will contact the solicitor directly.

Our Neighborhood

The Sierra has experienced another milestone this month with the hiring of our first full time employee, Sarah Steele. The addition of a full time general manager here at the Sierra will result in improved homeowner service and, in the long run, protect our investment.

One of the benefits of having improved management here will be an increased enforcement of the rules that we all agreed to follow when we moved into the Sierra. Until now, many of the rules spelled out in the CC&Rs and handbook have not been enforced consistently, if at all. This has been the cause of friction between residents and a source of frustration for everyone, especially the HOA board. If you receive a written reminder or asked to comply with these policies by our staff, please be assured that you are not being singled out. I am sure that many of the issues are due to a lack of understanding regarding the rules. In the future we will be doing more to communicate these issues to the homeowners.

The association will be looking into capital improvement projects over the coming months. We have a limited amount of funds available, so we will be trying to prioritize these items to get the most "bang for the buck". To that end, if you have suggestions regarding capital improvement projects that you would like to be considered, forward your ideas to Sarah or myself to get them on the list. Here are a few of the items that have been suggested in the past:

- Landscape planting for the Forth street entrance
- More furniture in the pool and common areas
- Timers and motion detectors for common area lighting
- Mirrors in the garage to improve visibility
- Community tool and recreation equipment that could be checked out
- Finish the interiors of the building "laundry" rooms for community use

We have had more reports of inconsiderate pet owners. If your pet has an "accident" in any of the common areas, you MUST clean up afterwards. Do not leave your residence with your pet without the means to handle these situations. We have a large number of pets in the building and it will only take one or two bad owners to cause problems for all of us. If you see an incident, report it immediately to the front desk.

Well the days are getting shorter and the evenings are getting cooler. This can mean only one thing.... The annual HOA meeting is getting closer and the board elections are coming soon. Watch for notices and sign up forms.

Russ Wilsey
president@sierrajacklondon.org

Getting Together ...

Mark your calendar! Sun Oct 2 between 4 – 6 pm. There will be a resident get together party. Details will be announced next month.

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

Vacation at So. Lake Tahoe
3bdm/2ba home

\$120 per day
\$750 per week

\$250 refundable deposit / \$60 cleaning

patio / BBQ / frplc / TV & DVDs / W&D / all linens

Call Rich for availability: 510-390-4667
(Web site coming soon: www.HomeAtLakeTahoe.com)

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

A Note From Sarah



- **Solicitation/Trespassers:** From time to time, solicitors/trespassers enter the building through various means. Often while delivering to or servicing another unit. And sometimes they enter behind someone. Please be sure that when you enter the garage that you make sure that the garage door closes behind you. And if you are entering the building (from any entrance), do not let someone in that is not your own visitor. Please re-direct all visitors to the main entrance located on 3rd. If you happen to be a resident that simply forgot their key, please do not be offended if another resident does not recognize you and will not let you in. If someone is soliciting door-to-door in the building, please contact the lobby immediately and if possible give the concierge any information that person is handing out. (Menu, business card, etc.) The GM will contact the business immediately and explain our no-solicitation policy. Repeat offenders will not be allowed to enter the common areas of the building.
- **Junk Mail:** I have noted over the past few weeks that the can near the mailboxes (soon to be "Recycling Only") is often filled with ads that are obviously never read by residents. I have contacted the distributor of "ShopWise", which is one of the packets of ads you receive in your mailbox weekly. These ads include, but are not limited to: grocers, furniture stores, and miscellaneous retailers. They have a list of residents across the country that has opted NOT to receive their mailings for at least five years. Here is how you can get on the list: 1. Pick up a form in the lobby. 2. Complete the form. 3. Leave the completed form at the front desk. The forms will be mailed in bulk to the corporate headquarters
- **Deliveries:** Currently the concierge accepts deliveries for every unit in the building. However this is a courtesy to the residents. The Association does not accept any liability for missing packages, late deliveries, etc. If you would like to opt-out of having the concierge accept your packages, a form will be available at the front desk.
- **Cardboard:** Please always bring your cardboard to the cardboard recycling dumpster located in the loading dock on the first floor. Cardboard placed down the garbage chute is causing a back-up in the chute which accounts for the aroma that sometimes appears in the lobby.
- **Dogs in Lobby:** Please remember that dogs are not allowed in the lobby or the elevators adjacent to the lobby. Several residents have fear and/or allergies of dogs and have asked that this rule be equally enforced.
- **Terrace gates:** Do you use the terraces? Please be sure that the gates close quietly.
- **Barbeque:** Unfortunately, no units are allowed to have BBQ. Shortly I will be contacting any residents that have one. If you are one of those residents, you will need to find a new home for your BBQ.

Neighborhood Events

Twilight Kayak

Sept 2 and 16 at Jack London Aquatic Center. Call (510) 208-6060 for reservations and information. \$20 per person. <http://www.jlac.org/>

Fall Boat Show

Sept 10 - 18. The Fall Boat Show will be held at Jack London Square (10am to 5pm daily).

National Neighborhood Day

Sun Sept 18 9am. Sidewalk sale along 3rd Street from Oak to Harrison and BBQ at noon. Hamburgers and veggie burgers and all the fixings. FREE!

Neighborhood Open House

Wed Sept 7 5:30-7:30 at Jack London Aquatic Center. The Olson Company invites you to attend a neighborhood open house for discussion of the proposed new residential building at 2nd and Harrison Streets in Jack London Square. Note: we have been informed it is unlikely there will be an environmental impact report required for this project so with city approval construction could start as soon as summer 2006. Therefore if you have concerns the sooner you make them known to the developer and the City the better. Please consider attending the open house to find out about the project and give your input to the developer.

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

PEERLESS
COFFEE & TEA.



FREE
ONE ESPRESSO DRINK

One Coupon Per Customer. Offer Expires 9/30/05
Duplications/photocopies will not be accepted.

WWW.PEERLESSCOFFEE.COM

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

Mario's Corner

Neighborhood Events

Oakland International Film Festival

Sept 15 - 22. The 4th annual international film festival will be held at the Grand Lake Theatre
<http://www.oaklandfilmsociety.org/>

Mariachi Festival

Sept 18, 12-6 pm. Dunsmuir Historic Estate and Gardens. Enjoy the sights and sounds of old Mexico with authentic food, mariachi bands, children's activities, and much more. (510) 615-5555
<http://www.dunsmuir.org/>

Rockridge Street Fair

Sept 25, 11-5 pm. Rockridge District, College Avenue between Broadway @51st and Alcatraz. Food, fun education, health forums, live music and dancing. (510) 604-3125
<http://www.rockridgedistrict.com/>

Please don't feed the pigeons

Pigeons continue to congregate in the south side of the penthouse level. Bowls of water and food were left out for them, I have no doubt this was done with the kindest intention but the pigeons have created massive cleanup issues, not to mention the health problems it may cause. Please do not feed them or leave food out for them. If we cannot make them stop naturally, we will have no choice but to call in the extermination experts.



Residents of units with balcony

We need your cooperation to take down the clear light fixtures in your balcony and bring them to the front desk to exchange for frosted fixtures and energy saving bulbs. The fixtures can be easily unscrewed from their sockets. This is part of the energy saving effort that was underway for the last few months, we would like to finish this month as soon as possible.

Last week to sign up for sprinkler cages

Please be reminded that Friday Sept 8 will be the last day to sign up for fire sprinkler cages. If you want the cages installed and have not signed up, please come to the front desk to put your unit and the number of cages needed on the list. If you have signed up but did not put the number of cages needed, please also come to front desk to add that information. It is important for us to know the total number of cages required in order to calculate the installation charges.

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

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

September 2005 ONLY



10% OFF
LEATHER / SUEDE *
and
AREA RUGS

Informational brochure & release form available at the Concierge Desk. Signed release form must accompany item for cleaning. Phone estimates gladly provided.

1-866-414-JACK(5225)