

November 2017

Gov Docs Update: Votes Needed!

Enclosed is your ballot to vote on the proposed Amended and Restated Bylaws and Amended and Restated Declaration of CC&Rs for our Association.

The Association has made a considerable investment of time and money in this project to update our governing documents. The purpose of this project is to bring our documents up to date with the many changes that have occurred in the law. Your vote is very important. We urge every homeowner to take the time right now to vote on these important documents. If you have any questions before you vote, please feel free to contact Michael Lee, CCAM, at (510) 262-1795, Ext. 23, or michael@collins-mgmt.com.

Background

In September, a copy of the proposed amended documents and an 8-page Summary of significant features and changes in the documents were sent to every member. On October 10, 2017, an informational meeting about the proposed amended documents was held.

Approval Required

To be adopted, these amended governing documents must be approved by a vote of the members. The documents have the same approval requirement and require approval of a majority of the Total Voting Power of the Association. The means ($100 \times 50\% = 50 + 1$) that 51 votes must be FOR the amended documents.

Voting Process

The voting is being conducted by mail using secret ballots and a "double envelope" system similar to that used for absentee ballots in public elections. Your ballot and the return envelopes are enclosed. Voting instructions are on the ballot.

Approving these updated governing documents is important for our Association!

PLEASE VOTE

Sincerely,

Your Board of Directors

HILLER HIGHLANDS V HOMEOWNERS ASSOCIATION

Hiller Highlands V Newsletter



Safety Tips

We live in in this small cluster of homes, due to circumstance or due to choice. HHV is an Oakland community even though all of us have chosen to live on a hilltop mostly looking across the distant view of downtown. It is beautiful up here. The views make it unique. It is also unique because of the unusually deep diversity of our residents. We come to this hill from many nations (by my quick count about 20 countries) and all parts of the United States. We bring a full range of educational, life and work experiences, a range of life styles and all sorts of religious and political beliefs. While we are diverse, we are the same in that we have all chosen to make our homes on this hill. So what?

Despite its distance from downtown Oakland, this special place is basically a densely populated urban pocket. We live close to each other, hear our neighbors through the walls, see each other as we sit on front or back balconies, see those who walk dogs or drive by, call each other when a garage door is left open, put each other's newspaper in the mail slot or take in UPS packages for each other. We also comment about each other's children, pets or new cars. We see whose blinds go up and when. Are they sick? Do they need chicken soup? We know who drives too fast, who does not clean up after their dog, who has family visiting, who has a party. WE CAN HEAR THE PARTY if it is a good one or a bad one. We all know a great deal about our neighbors even if we never say more than "good morning" to them as we pass by. Again, so what?

Living in this diverse community requires a constantly tended and delicate balancing act of respect, acceptance, tolerance, kindness..... and all the while we must each and every one of us remain aware of possible danger; social danger, Oakland danger, or catastrophic danger. We must be aware of danger to ourselves and danger to our neighbors. Your HHV Board of Directors asks you to think about this reality and remember several basic rules.

Have respect for your neighbors who may or may not live in familiar ways. If you are annoyed about a difference in styles, first start with a respectful conversation with your neighbor about that difference and why it might be a problem for you. The goal of the conversation is to resolve the difference in a mutually acceptable way. Really, you should know your neighbors not only for this social process to soften feelings but also because at some point in the future you may need to call on them for personal help.

- Know and abide by your HHV community rules which govern, and enforce, how this neighborhood is expected to live and operate.
- If there is a neighborhood operational problem (lights, irrigation, parking, etc.) please contact Collins Management.
- If there is a social problem, a behavior problem, please notify Collins Management in writing. (I removed the following: call a member of the HHV Board of Directors).
- If you think you are in personal danger, due to illegal or unsafe behavior or disaster, and need a higher level of help, PICK UP THE PHONE AND CALL **911**.

Help is always available but you must ask for it. It may take some work on your part but help is always available.

A Kindly Reminder: Broken Sprinkler Heads

HHV has a vast irrigation system for the property. It is a large operating expense but necessary to maintain a landscape on an arid hilltop. Serpico tours the system, monthly, to adjust water setting, head settings, fix broken parts, replace obsolete pieces. One of the regular costs is replacement of broken sprinkler heads and, interestingly, these break most often when they are along driveways. It is easy for our water tech to tell what sort of damage causes breakage; he does this work 8-10 hours a day, every week, all year and has supervised our system for some 10 years now. He knows our property and its problems well.

It currently cost \$56 to replace a broken irrigation sprinkler head. Please help us keep the cost of irrigation repairs down by paying attention to how you drive in and out of your driveway. To "help" you remember, in the future you will receive a warning when it is determined that your vehicle caused the damage to the sprinkler head. Subsequently, when it happens again, you will receive a bill for the replacement cost. There are no reasons all homeowners should have to pick up the bill for something you damaged regularly. So, please be careful when driving in and out of your driveway.

Your HHV volunteer irrigation supervisor

Board Officers and Committee Chairs



Jan Howard - President

(510) 848-7094

Michael Saba - 1st V. President

(510) 845-2995

Tina Diskon - 2nd V. President

(510) 540-0929

Joe Schulz - Treasurer

(510) 848-8488

Brenda Keys - Secretary

(415) 778-7017

Steve Roland - Architecture Chair

(510) 644-1315

Bob Sieben - Fire Prevention

(510) 841-2746

Bob Mehus - Lighting Chair

(510) 549-2221

Preparing for the Rains

The rainy season has begun. With rains come leaks. Do your part to protect the investment you have in your home. A quick visual inspection can stop water leaks before they happen. Signs of a water leak are soft or saturated wood, bubbled paint, and warped siding. Here is a checklist of things to look for as we enter the rainy season:

Maintenance:

Roofing: If you don't already have an annual roof inspection plan in place, now is the time to do so. At least twice a year, have a qualified service provider remove all leaves and debris from your roofs and gutters. Hire a licensed and fully insured roofer to check for weak spots in the roof, missing shingles and clear gutters and drains. Make sure the water drains properly not only at flat roof drains and scupper drains, but also on sloped roofs, around flashings, and all areas where water is channeled during heavy rains.

The normal roof life expectancy is approximately 20 years in North America. The purpose of an annual inspection program is to slow age related deterioration, prolonging the life of the roof and avoiding costly out of pocket expenses. Remember, insurance is there to protect you from "sudden and accidental" losses and excludes claims arising from failure to maintain.

Windows and doors: Remember to vacuum your window and sliding-door tracks periodically. Leaking often occurs at the bottom corner joints of windows and sliding doors when debris gets lodged in the track of a sliding frame or when the built-in weep holes are too small.

Exterior: Seal the openings at any wall openings—hose bibs, light fixtures, windows, and doors, while being careful to leave the release flashing undisturbed.

Decking: Keep your deck free of leaves and other debris. Patio-deck drains are typically small, meaning it's easy for a single large leaf to block the drain.

HHV Website

Have you visited www.hillerhighlandsfive.com lately? This website provides important information for our community including our CC&R's, contact information and even forms for architectural changes. Another important function of the website is the mailing list which will allow the Board to notify the Association of safety issues like recent robberies and also reminders for community events. Don't worry, we won't fill your inbox with spam. Please send your email, name and home address to michael@collins-mgmt.com. Sending this information to Michael will also help keep the Association's cost down by reducing postage costs.

The next Board meeting will be held on January 30, 2018 at the Hiller Country Club starting at **6:30 PM**. Homeowners are encouraged to attend.



Hiller Highlands V

c/o Collins Management

500 Alfred Nobel Drive, Ste. 250

Hercules, CA 94547

Tel: 510-262-1795

Fax: 510-262-1797

Email: michael@collins-mgmt.com

www.collins-mgmt.com