

September
2018

Protecting Your Home From Embers

Fire inspections were waived because the OFD chief inspector found us to be fully compliant. He felt our wildfire prevention performance was exemplary and set a standard for the surrounding community.

Since then, he has used funds from the state and Measure CC (approved in 2004 and funded by property owners in Alameda County) to hire workers and utilize goats to create extensive fire-breaks along roadsides in our area including Caldecott Lane, Tunnel Road and Grizzly Peak Open Space.

Recent changes in building codes now require 1/8" metal mesh to cover roof vents to minimize embers from igniting a fire. Some homes in Hiller Highlands were reconstructed, after the 1991 firestorm, with numerous roof vents others have none. At that time, 1/4" mesh was used to prevent birds, squirrels & bat invasions. A new major fire involving the eucalyptus trees to our northeast could result in winds carrying small embers for miles endangering our homes and community. It is suggested to consider blocking those vent holes or covering them with the smaller mesh material to be fire safe.

To further protect your home from embers:

- Remove flammable items from your deck when you are away for extended periods.
- Eliminate vegetation debris between deck board gaps.
- Use 1/8" metal mesh underneath deck steps within 18" of the ground.
- Keep the area at the base of your fence clear of debris and mulch.
- Be sure the garage door, preferably a metal one, is fitted so that embers can't slide underneath it.

Personal tips learned the hard way:

In case of power failure for extended periods, consider a battery back-up for internet access. Also, purchase and maintain a battery operated light source.

On a stormy night my car was trapped in the garage because the main spring above the door gave out and had to be replaced at considerable cost. It would be prudent to have the garage door opening mechanisms inspected routinely, so you don't get trapped at an inopportune time. In addition, learn how to open the garage door manually.

My clothes dryer wouldn't keep running despite turning the circuit breaker on and off each time it stopped. The electrical panel could not be repaired but had to be replaced. (The company which made the panel was no longer in business.) In Oakland and Berkeley any electrician replacing the panel must be properly licensed. A contractor cannot use his own (unlicensed) electrician to do this critical work.

The hot water heater in my garage is on a pedestal. That positioning left the gas line vulnerable to contact with my car. If the gas line were ruptured, the pilot light could have caused an explosion. I had metal posts anchored in the cement floor to prevent contact with the gas line.

Beware of companies offering to install solar panels with no cost up front. Reading the fine print in the contract revealed it would cost me \$65,000 over 30 years. Instead I paid \$20,000 to purchase my system which included a massive tax credit, and will recover the cost within three years! I reduced my PG&E electrical bill to as low as \$10 a month and protected myself from the inevitable increased PG&E rates as well.

Robert Sieben
Chair

Architectural Application Process & Rules

Are you planning to work on your home this summer? Please remember that when the time comes to paint your home or make other exterior modifications, you will need to inform the Association of your plans and obtain approval in order to proceed. A completed Architectural Change form is to be submitted to the Architectural Committee for consideration and approval. To obtain an Application for Architectural Change form, contact Collins Management at (510) 262-1795 or Steve Roland at (510) 644-1315. You can also download the application on the HHV website at www.hillerhighlandsfive.com.

Architectural Rules

No exterior construction, installation, modification or alteration shall be permitted to a Lot/Residence without prior written approval from the Board or from the Architectural Committee, if that duty has been delegated, in accordance with procedures set forth in Articles 1.2 & 7 of the CC&R's.

Each Owner shall be responsible for the maintenance, repair or replacement of his or her Residence to preserve the appearance and value of the property within the development in accordance with the Architectural Rules.

Violations of the Architectural Rules may include removal of any unapproved additions, modifications of any nonconforming changes, fines and other sanctions as determined by the Board in its sole discretion.

The following are some of the important architectural rules. For the complete architectural rules, please refer to the updated Rules & Regulations adopted May 1, 2018.

- * Changes in or additions to the exteriors of the homes, including but not limited to awnings, must be submitted for written approval prior to the commencement of the change or addition and must comply with HHV Rules. Additional fees may be required if the Board determines that expert input is required to evaluate any proposed change. An approved form for changes is available at www.hillerhighlandsfive.com.
- * No changes or modifications will be permitted that interferes with or compromises the views of other Owners.
- * Re-painting must comply with the HHV Exterior Paint Color Guidelines. Current color scheme requests are to be addressed to the Architectural Committee.
- * Replacement garage doors must be 4x5 panel or 4x4 panel in design and must be painted to comply with the HHV Exterior Paint Color Guidelines. Insulated steel garage doors are recommended.
- * Roof replacement materials must meet the existing guidelines which can be found at www.hillerhighlandsfive.com.
- * No roof installation of any kind, including but not limited to skylights, solar energy panels or antennas, shall be placed or installed without prior written Architectural approval.
- * No outside masts, pole, tower or projection of any type attached to any structure that extends above the closest roofline shall be permitted or remain without the prior written architectural approval.
- * All exterior repairs or modification must remain in harmony with the existing design of the Development (examples: lighted house numbers of the existing specifications are required, all exterior lighting must be "down-lights").
- * All changes to fences or gates require submission of an Architectural change request and prior approval. The interiors of Exclusive Use Area fences and gates must be stained their natural wood color or painted with the primary color of the HHV Exterior Paint Color Guidelines by the Owner.
- * Interior modifications of homes must not change the structural integrity of the dwelling, nor create any structural compromise or hazard to neighboring homes.
- * Owners must use contractors who are licensed and properly insured. You can determine if your contractor is licensed and get other helpful information about hiring a contractor on the California Department of Consumer Affairs Contractors State Licensing Board webpage at: <https://www2.cslb.ca.gov/OnlineServices/CheckLicenseII/CheckLicense.aspx>
- * No temporary structure, including but not limited to sheds, toilets, containers or PODS may be placed upon a Lot, Common Areas or private street without prior Architectural approval. Further, such temporary structure must be promptly removed upon completion of any work for which approval was granted.
- * No Director, officer, committee member, employee or other agent of the Association shall be liable to any Owner or any other person or entity, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of any such person if such person acted in good faith and in a manner such person reasonably believed to be in the best interest of the Association.

Parking Rules

Parking rules in Hiller Highlands V apply to our private streets, circular drives and guest parking areas only. The private streets are Hawks Hill Court, Starview Drive, and Starview Court. The public streets, Hiller Drive and Charing Cross, are supervised by the City of Oakland.

The Board of Directors and/or their authorized representatives will enforce the Parking Rules. These Parking Rules have been adopted pursuant to California Vehicle Code Sections 22658(a)(2) and 22500(e), Oakland Traffic Code Section 10.28.040B, and the Hiller Highlands V CC&Rs 5.17.

Vehicles parked in violation of the Hiller Highlands Five Parking Rules will be subject to fines and/or towing. When a vehicle is towed, the Oakland Police Department will be notified as required by law. Owners of towed vehicles should call the Oakland Police Department (510 238-3021).

1. Parking is prohibited at all times at the following locations:
 - a. At any red curb
 - b. In the circular drives located between 60 and 66 Starview Drive, and between 82 and 86 Starview Drive.
 - c. At any location that would impede or block access to another Resident's driveway.
2. Residents and guests may park on the private streets for a maximum of eight (8) hours in any 24-hour period.
3. Residents' vehicles may not be parked in Guest Parking areas at any time (see Guest Parking section below).
4. Overnight parking is not allowed on the private streets, except for guest vehicles that are parked in the Guest Parking areas (see Guest Parking section below). Overnight parking is defined as continuous parking between the hours of 12 a.m. (midnight) and 6 a.m.
5. Parking is allowed on residence driveways so long as the vehicle does not interfere with the access of emergency vehicles.
6. The following vehicles are prohibited from parking at all times on driveways, private streets and/or Guest Parking areas in Hiller Highlands V: boats, recreational vehicles, motor homes, trucks (other than a standard size pickup truck or sport utility vehicle [SUV]), trailers of any kind, campers, or inoperable vehicles.
7. Trucks belonging to contractors or persons working to renovate or repair a home located on the private streets may park in legal parking places for a maximum of eight (8) hours per day. This rule does not apply to periods of time in which the truck is being loaded or unloaded. Owners are expected to minimize extended private street parking by contractor vehicles by directing them to use the public streets.
8. Moving vans/trucks are permitted for loading and unloading but may not be parked overnight on the private streets.
9. No vehicles may be parked on the private streets or on driveways for the purpose of being repaired.

Guest Parking Rules

Designated Guest Parking areas in the private streets are:

Between 34 and 38 Starview Drive

Between 67 and 71 Starview Drive

Between 66 and 78 Starview Drive

Overnight parking in designated Guest Parking areas is reserved for guest vehicles only. Vehicles of guests must have a sign/note on the dashboard identifying the Resident whom they are visiting. Overnight parking is defined as continuous parking between the hours of 12 a.m. (midnight) and 6 a.m.

Residents' vehicles may not be parked in Guest Parking areas at any time.

Please see the next page for the Parking Enforcement Policy.

Board Officers and Committee Chairs



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(510) 845-2995

Diane Seifi - 1st V. President

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Jean Chen - 2nd V. President

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Here Comes the Rain!

As the days get shorter and the skies grow darker, rains shortly follow. 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:



- Gutters and Downspouts – Are they in good condition and attached?
- Flashing – Many homes contain metal flashing. Is it closely affixed to the building and does it appear in good condition?
- Windows – Is the caulking around the trim of your windows in good condition? Does the window open and close freely?
- Siding - Are there gaps between the siding and trim?
- Fireplace-- Chimneys should be inspected every year or so, depending how often you use your fireplace. Be sure you have a spark arrester.

If you see maintenance related issues at or around your home, be sure to repair it before costly damage is done.

Parking Enforcement Policy

1. A new Owner's or resident's vehicle will be given courtesy warning notices during the first 30 days of their residence. Notices will be placed on the windshield of the offending vehicle at the time of the offense.
2. Vehicles in violation of the parking rules will be issued one (1) warning notice of the violation. Notices will be placed on the windshield of the offending vehicle at the time of the offense.
3. Subsequent violations will be subject to **Fine Schedule A**.
4. After four (4) parking violations within a 12 month period, the vehicle will be subject to towing. As per California Vehicle Code Section 22658(a)(2), the vehicle owner will be responsible for all towing costs and fees.
5. Any vehicle which impedes the access to an Owners garage **may be subject to immediate towing without advanced warning**. As per California Vehicle Code Section 22658(a)(2), the vehicle owner will be responsible for all towing costs and fees.
6. Owners are responsible for payment of fines assessed for violations of the Parking Rules of their Guests without exception.



Please DO NOT ENTER the stairs leading from Starview Court to Hawks Hill Court until repairs are made.

The next Board meeting will be held on Monday, September 24, 2018, at the Highlands Country Club starting at **6:30 PM**. Homeowners are encouraged to attend.