



# LAKESHORE Homes Association

Incorporated 1917

March, 2016



## SHINING STARS OF 2015



### What's Up

Get your juices and smoothies at **Main Squeeze**, now open at 3435 Lakeshore (near Mandana).

Shop **Lakeshore Produce** in its new location: 3312 Lakeshore, next to Colonial Donuts.

**Grand Fare Market** to return! Splash Pad newsletter reports that this café/retail space (3265 Grand Avenue) will revamp and reopen "soon."



**2016 Assessment** is now past due. Please pay! \$190 (= \$175 + \$15 late fee). You can mail a check, put it through the slot in the office door, or use PayPal (<http://lakeshorehomes.net/administration/payments>).

Thanks to all of our wonderful volunteers, committee members, directors, and staff who share their time and talent to help make LHA such a fine place to live.

#### Board of Directors

Peter Turner President  
Liz Sterns Treasurer  
Chris Metcalfe VP, Chair of Parks  
Jack Backus VP, Chair of Neighborhood Preservation  
Ron Shapiro Secretary, Chair of Membership

#### Parks

Bill Young, Valerie Lipman, Bill Holman, Julian Ajello, Judy Cain, Teresa Countryman, Janet Perry

#### Membership

Todd Marshburn, Nina Eisenberg, David Eisenberg, Robyn Jagust, Cheryl Morel

#### Neighborhood Preservation

Jack Backus, Carl Haberberger, Don Jerabek, Karen McArdle, Esther Mui, Janie Page, Shelley Symonds, Sheri Wall

Again, thanks to Susie Cerf for organizing **Coffee with the Captain**.

#### LHA CARES Cluster Captains

We thank our LHA CARES cluster captains for their efforts to coalesce us into groups so we can know our neighbors, be prepared for emergencies, and work to prevent crime. If you don't know yours, call the office and we will tell you.

Arlene Magarian	Victoria Barbero	Elizabeth Karger	Marie Claude Choquette
Andree Greenberg	Michele Angelo	Gail Simpson	Martha Peck
Claudia Skapik	Mary Merrick	Ia Delphey	Michael Malione
Dee Rosario	Randi Voorhies	Jessica Huard	Patti Olson
Larry Schaleger	Alison Finlay	John & Kira Lancaster	Peggy Munich
Stephanie Levy	Bill Young	Judy Winzeler	Renee Grimani-Kardener
Liz Sterns	Byrne Reese	Julian Lucas	Robyn Jagust
Sharon Ardoin	Carl Haberberger	Karen McArdle	Sally Shaver
Pam May	Christina Maldonado	Katie O'Shea	Susan Chaconas
Tom Higgins	Claire Wing	Kenneth Nash	Suzanne Mellard
Chieh Wang	Dan Altemus	Laurence Russo	Terry Lee
Lucille Serwa	Dolores Thom	Linden Young	

## ASSOCIATION UPDATES

### Secondary Housing Unit - New Zoning in our Neighborhood

By LHA President Peter Turner

Late in February this year the City Council passed legislation allowing the construction of second housing units in the rear yards of a substantial portion of the homes in Lakeshore Homes Association. Our Association learned of this legislation four business days before the planned second reading (enactment) of the regulation. We made our Councilperson aware of the conflict between this legislation and our Covenants and Conditions (CC&Rs) which regulate the size and location of structures on lots in our neighborhood and the impact these second units would have in the look, feel and livability of our neighborhood.

Councilperson Guillen arranged a one week postponement of the legislation, but it passed two weeks later. He created an earlier amendment to the legislation which specifically included our neighborhood in the zone impacted by this legislation. Councilperson Guillen has told me this was an error on his part and he will do everything in his power to remedy the situation.

In the meantime, the City Attorney verbally advised the Council and City Administration that where a conflict exists between our CC&Rs and City zoning, our CC&Rs prevail. This is good news and a correct reading of the law, in our opinion.

The City Planning staff and Claudia Cappio, the Assistant City Administrator, in a meeting with me on February 23<sup>rd</sup>, agreed to place all LHA addresses into the master database which is used to process building permits and flag those addresses as ones for which a builder must first obtain a letter from our Association that the proposed structure is/is not barred by our internal CC&Rs. This is also good news. In essence, this means that a developer would be required to present their building plans to the Association for prior approval or denial. If this works as promised a developer should not be able to build a second unit which would conflict with our CC&RS. (If there is not a change of heart in the City's Planning or an administrative mishap. In that case, we would be faced with litigation to defend our CC&Rs.) In all cases, the homeowner must get LHA approval to build such a structure, regardless of the City's permit.

Our Councilperson promised to draft an amendment to the second housing unit ruling which would exempt homes bound by CC&Rs in their deeds (such as we have in our neighborhood) which conflict with the zoning ordinance. We will monitor the progress of that amendment and assist our representative to lobby members of the Council to promptly pass same. Should you notice substantial construction in our neighborhood, please let us know at the Association office at (510) 451-7160.

### New Homeowners in 2015

Saurabh & Mrunalini Kulkarni  
Nir & Danielle Goldman  
Miguel Drumond & Claire Fisher  
Abbey & Jonas Iggbom  
Carmen Pearson  
Naveen Gattu  
Justin & Meredith Ballotta  
Brandon Garibaldi & Theresa Mak  
Jeff Bandy & Katrina Mitchel  
Jun Hai Chen  
Eric & Margaret Brown  
David Welsch & Whitney Morris  
Boris & Diana Sofman  
Eric Johnson & Katherine McKenzie  
Adam & Deepa Neary  
Meredith Abbey Banks  
Jesse & Hillary Blout  
Bob & Leslie Brenman  
Robert Teitelbaum  
Anant Agrawal & Akino Chikada  
David & Deborah Schlosberg  
William & Heidi Tremayne  
Craig & Lindsay Hine  
Andrew Wiethe & Vola Grilli  
Kevin Jenkins  
Mark Fraioli & Lisa Kuhn  
Yu-Te & Judy Lee  
Daniel & Sylvia Harris  
David & Nina Eisenberg  
Margie Dere  
Cameron Walker & Conny Waltemath  
Brady Thomas  
Diane Gregorio  
Sarah Quiter

## ASSOCIATION UPDATES

**Leaf blowers.** Thanks to all of you for your emails and calls on the subject. There was a wide range of opinions in the responses, from 'don't even think about touching my leaf blower' to 'I'd be happy if there were none in our neighborhood.' The information presented in the last newsletter was not intended to represent a decision by the Board, but to begin an exploration of the topic so that residents can weigh in. We promised at our Annual Meeting that we would set up a few meetings for residents to join in the discussion – we've set two dates: Tuesday, 4/5, at 7:00 p.m. and Saturday, 4/9, at 10:30 a.m. at the LHA office. A member of the Board will moderate the discussions – we look forward to hearing your thoughts!

### WANT TO REMOVE A TREE? TREE NEEDS MAJOR PRUNING?

The Lakeshore Homes Association has, since its inception in 1917, had a Policy requiring homeowners get **permission from LHA to remove or mutilate** (remove more than 25% of canopy) any tree that measures **12" in diameter or greater at a height of 4' above the ground.**

One of the many attractive features of our neighborhood is the abundance of majestic trees that grace our properties. While there are legitimate reasons to remove trees, the goal of this Policy is to encourage the overall maintenance of desirable trees and to enhance the aesthetic quality of the neighborhood.

Even given this long-standing policy, every year there are a few people who remove their trees without first coming before the Association. At times there are legitimate reasons for the trees to be removed. However, because the procedures are not followed, the Association is left with no recourse but to fine the property owner.

The **Policy**, in a nutshell, requires anyone wishing to remove a tree to:

1. Apply to LHA (forms are available on-line or at the office).
2. Pay a refundable planting fee of \$100 per tree to LHA.
3. Obtain a permit from the City of Oakland.
4. Inform neighbors of your intentions to remove the trees.
5. Submit the above information to the Neighborhood Preservation Committee that meets the first Wednesday of every month at the Association office.

Failure to comply with the Policy will result in a fine of at least \$500 per tree depending on the stature of the tree. We are serious. Since 1999, we have collected \$6000 in fines which fines go to replanting trees in our neighborhood. But we'd *really* rather have the desirable mature trees than the money.

Thank you for complying with the CC&Rs of your Association. If you have any questions, please call the LHA office (510-451-7160) or check our website ([www.lakeshorehomes.net](http://www.lakeshorehomes.net)).



907 Underhills Road, Oakland, CA 94610  
[lakeshorehomes.net](http://lakeshorehomes.net)

Presorted Standard  
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PAID  
Orinda, CA  
Permit No. 313

## ASSOCIATION UPDATES

### Notice to Spring Gardeners – IVY!

Our spectacular trees, both privately situated and on the street are so much of what makes Crocker Highlands a special part of Oakland.

Please remember that ivy will smother and kill a tree if it is allowed to grow up and into the branches. So you may not want to remove greenery, but the end of the tree is a sad sight.

**Spiff up Oak Grove park – April 16, 10 am**  
To all who appreciate our parks, let's clean up after our pleasantly rainy winter. Join the Parks Committee for a Work Party Saturday, April 16th in Oak Grove – 10:00 am to 1:00 pm. Gather at Paloma end. Bring your gloves. Stay as long as you can. Rain cancels.

### Lakeshore Homes Association

907 Underhills Rd, Oakland, CA 94610  
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[www.lakeshorehomes.net](http://www.lakeshorehomes.net)  
[office@lakeshorehomes.net](mailto:office@lakeshorehomes.net)  
[finance@lakeshorehomes.net](mailto:finance@lakeshorehomes.net)

#### Committees (meetings at LHA office)

Neighborhood Preservation	1 <sup>st</sup> Wednesday 7:30 p.m.
Parks	2 <sup>nd</sup> Wednesday 7:30 p.m.
Board of Directors	3 <sup>rd</sup> Wednesday 7:30 p.m.
Membership	3 <sup>rd</sup> Saturday 10:30 a.m.

#### Board of Directors

Board President	Peter Turner
Vice President	Chris Metcalfe
Vice President	Jack Backus
Secretary	Ron Shapiro
Treasurer	Liz Sterns

#### Staff (office hours 10 – 1 M – F)

Lisa Ray and Patty Montmorency  
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