



LAKESHORE Homes Association

Incorporated 1917

June 2014

LHA conducts neighborhood Crime Survey

What's Up

Michel Bistro, 3343 Lakeshore, is now open for dinner and brunch. Indulge your wannabe French and enjoy it all.

Unleashed by Petco finally opened at 3300 Lakeshore. Dog training, pet vaccinations, grooming help, and pet nutrition have been featured on the sidewalk reader board recently. Stop by, sniff around, and shake paws.

Shakewell Bar & Kitchen, 3407 Lakeshore, opens this month to serve tapas and Mediterranean cuisine. Owners Jennifer Biesty & Tim Nugent are "Top Chef" alum.

Modigliani Café opened at 3208 Grand, near the theater. Offers panini and sandwiches, coffee and other beverages.

Learn about Private Security Patrols
Join the gathering September 23 at 7 p.m. at the LHA office to learn about **private security patrols** for residential neighborhoods. Providers will speak about their services so that you (or groups of homes) may decide if this has potential for you. Check our website or call the office for details later this summer.



The Association, with the expert guidance of two member survey specialists who volunteered their time, conducted a crime survey of 191 homeowners this spring. The survey covered concern for crime potential at night vs daytime and for which types of crime, along with LHA crime prevention actions. Survey design was intended to be as representative as possible by randomly sampling respondents in every cluster and by maximizing overall returns with call backs and an incentive drawing. Because of a decent return (45%), even though several clusters had no or one response, we can say it is an overall good picture of the residents' views on crime.

Grouping nearby clusters may afford valid comparisons between these groups. So far, the cluster groups results vary almost not at all from the whole. There were sixteen questions with numeric answers and space for free-form thoughts. These answers have been tabulated, averaged, and tested with standard deviation for validity. Comments (separate from and in conjunction with numeric answers) are being analyzed to help draw conclusions.

Analysis is on-going, as the response window only recently closed. **Responses do not show a clear winner or a leading preventive action.**

Residents feel safe coming and going from home in the daytime and neither safe nor unsafe at night. The sense of likelihood of a car break-in with some contents stolen from your street is moderately-to-quite likely and somewhat more likely than a home break-in. Being acquainted with the neighbors, securing one's own home, and watching out for the homes around you were oft-mentioned comments.

Stay tuned for more results and LHA's actions based on the findings.

Old, single pane windows? Worried about home invasion? Consider Security Window Film

Remember that warm summer day when the kid-in-you (not you?!) threw the ball through your neighbors' window? Don't admit it out loud! Instead remember how easily the window broke. Really, the ball wasn't thrown *that* hard but the glass just shattered. Now consider security window film for your home's windows. Particularly for the old, single pane glass. It's likely not shatterproof. Even tempered glass is probably not burglar-resistant.



Security window film, also known as glass protection film, is placed on the glass as a clear (invisible) armor against smashing windows. The glass may break but apparently the thieves don't take the time to break through the film, which doesn't break with a blow from a baseball bat or rock, for example. ShatterGARD and ULINE are two companies selling glass protection film.

Oakland Police Department and its Home Alert section both advocate residential use of security window film.

COMMUNITY UPDATES

Keeping Connected to the Local Community

Our Lakeshore Homes Association (LHA) includes 1,055 homes. Each home in LHA is part of a very locally-based "cluster" - a collection of 10 to 25 homes on the same or an adjacent street. A cluster has a volunteer "captain" who passes along email information from LHA about safety or earthquake training or, unfortunately, about criminal activity in the neighborhood. Opting into a cluster captain's email list is totally voluntary and it is not shared with anyone outside of the cluster. Knowing your neighbor's contact information in an emergency can be very useful. If you are not on your cluster's email list and want to be, contact your cluster captain, or LHA at (510) 451-7160 or office@lakeshorehomes.net.

LHA members who may want additional information about our greater neighborhood can opt into several free email resources including:

Nextdoor Crocker Highlands - a private neighborhood online social network that shares information about items for sale or loan, recommendations for local services, community events, etc. <https://crockerhighlands.nextdoor.com/>

Grand Lake Neighbors - a volunteer group that works to preserve and improve the Grand Lake district by sharing information, solving neighborhood problems and effecting positive change. For more information, visit: <http://grandlakeneighbors.org/>. To join, email grandlakencpc-subscribe@yahoogroups.com.

Councilwoman Pat Kernighan's E-News - our Oakland City Council District 2 representative communicates monthly with constituents about local and city-wide issues. To opt into Pat's E-News enter this link: <http://www2.oaklandnet.com/Government/o/CityCouncil/o/District2/Action/maillist/index.htm>. Or go to www2.oaklandnet.com; under City Government click Elected Officials. Then in City Council click Council District 2. Under Take Action, click Subscribe to Mailing List.

Important Phone Numbers

OPD <u>non-emergency 777-3333</u>	to report suspicious persons/activities
OPD <u>emergency 911 from landline</u>	to report crimes in progress and other threatening or dangerous situations
OPD <u>emergency 777-2311 from mobile</u>	to report crimes in progress and other threatening or dangerous situations
Non-emergency situations might include persons soliciting without a permit or cars with 3-4 people driving slowly down the street.	
Emergencies also include people looking into car after car or looking into windows and otherwise trespassing on private property.	

Burglary Prevention

From Captain Rick Orozco, OPD Area 3 Commander, as a reminder to prevent home burglaries remember the 5-L's:

Locks	solid core locks (e.g. Schlage or Medeco, not Kwikset or \$30 less than locks; and none hollow) + secure strike plates + enhanced door jambs
Landscaping	trim plants and trees; add thorny plants & other defensive vegetation
Lighting	motion sensor lighting, especially around doors
Ladders	put ladders and tools away to prevent burglars from using them
Labradors	meaning dogs, as burglars tend not to enter homes with dogs or think there's a dog (barking alarm)

ASSOCIATION UPDATES

Remodeling? Replacing drafty windows?

Upgrading the ivy-covered fence in the backyard? Major landscaping project?

All of these require prior written approval from LHA. Among the instances needing prior LHA approval are the following examples. This is not the exhaustive list.

- Any and all windows being replaced or added, regardless of where located on the exterior or if putting in the same size and style
- Replacing or changing a front door, garage door
- Modifying a structure's openings, e.g., size or location of any window or door
- Changing a roof line
- Adding or remodeling a deck or balcony
- Installing solar panels
- Removing a carport
- Tearing down a garage
- Modifying a structure's footprint
- Repairing or remodeling an existing illegal structure (one not previously approved by LHA)
- Repairing, changing, moving, installing a fence
- Landscape work that includes any hardscape over 3' high, such as decorative walls, retaining walls, wall/fence hedge-like plantings on top

The intent of this policy is to keep the house and other structures in the same style as originally built. Doors, windows, decks, facades, roofs, balconies, and garages and other structures should all be in keeping with the original design of the house. Windows with divided lights (small panes inside the bigger window frame) is the most common example and question. For example, all divided light window replacements/additions must have exterior dividers that protrude from the glass surface .

A fence may not be over 4' high above the finished grade anywhere it is at or in front of the front plane of the house. Six feet is max height for back- and side-yard fences. City code is currently lower. A "Fence" includes fencing, retaining walls, decorative walls, and either with hedge-like plantings on top of or next to so that the total height is over 4' in front.

Please refer to your copy of the Declaration of Restrictions (CC&R's) for more information. This is also posted on our website under Administration > Governing Documents (www.lakeshorehomes.net/administration/documents-forms). The Remodeling Application, with its instructions, is found on the website at Administration > Forms & Procedures.

If you have questions on your project, please contact LHA's Administrator Claudia at 510 451-7160 or office@lakeshorehomes.net.

The Neighborhood Preservation Committee meets the 1st Wednesday of each month at 7:30 p.m. in the LHA office. Completed applications are due the day before in order to be on the agenda.

You choose whether to attend the meeting based on the project complexity or its controversial nature. A homeowner's presence is not required for the committee to vote. Recommendations from this committee are voted on by the Board of Directors at their meeting on the 3rd Wednesday. Written decisions are mailed the next day and you may call the office to see what the Board decided.



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lakeshorehomes.net

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ASSOCIATION UPDATES

Website Calendar!

Remember to check the calendar on LHA's website for information about upcoming events and meetings. www.lakeshorehomes.net/news-events. The left column "News" may describe an event and the Events column lists happenings by date. Click on Events for more details.

Earthquake Preparedness Supplies gathering

Is your family ready? LHA's Membership Committee is hosting an informational event October 22 - 7 p.m. at the LHA office about earthquake preparedness supplies. Get guidelines for how to be ready in case of the big one. Vendors available for questions and insights. Details this summer; check LHA's website or call our office. In the meantime, use the insert in this newsletter to prepare your family's 72 Hour Kit.

Lakeshore Homes Association

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Committees (meetings at LHA office 7:30 p.m.)

Neighborhood Preservation	1 st Wednesday
Parks	2 nd Wednesday
Board of Directors	3 rd Wednesday
Membership	4 th Wednesday

Board of Directors

Board President	Joshua Morgan
Vice President	Chris Metcalfe
Vice President	Gerry Montmorency
Secretary	Mary Merrick
Treasurer	Peter Turner

Staff (office hours 10 – 1 M – F)
Claudia Skapik and Patty Montmorency