



# LAKESHORE Homes Association

Incorporated 1917

March 2015

## ★ SHINING STARS OF 2014 ★

### What's Up

Check out LHA's website for our new digital forms. Fill out, sign, and email back without ever printing! Save time, postage, and ink.

<http://lakeshorehomes.net/administration/forms-procedures>

Check out "Bites At The Lake" featuring Oakland's best mobile food and family fun every Sunday 12 - 3 p.m. at the Lakeview library parking lot. <http://visitoakland.org/event/bites-at-the-lake-mobile-food-and-family-fun/2015-02-15/>.

Two good things in one place: it's now **Merritt Bakery Kwik Way**. Try your favorite or something new among the breakfast, to go, and burgers, sandwiches, fried chicken offerings. Order decorated cakes from this location as well. 500 Lake Park.

LHA Homeowner FYI – before you start a home or yard project, check all the **LHA governing documents**, including the Annual Disclosure (mailed in November), CC&Rs, Neighborhood Preservation Explanations & Descriptions, and Bylaws. Latter 3 on the website.



Thanks to all of our wonderful committee members and volunteers who have donated their time and talent to help make LHA such a wonderful place to live.

### BOARD OF DIRECTORS

Joshua Morgan

President

Peter Turner

Treasurer

Chris Metcalfe

Vice President, Parks Chair

Mary Merrick

Secretary, Member-at-large

Gerry Montmorency & Jack Backus

Neighborhood Preservation Chair

### Neighborhood Preservation Committee

Jack Backus (chair), Karen McArdle, Janie Page, Sheri Wall, Mike Voorhies, Shel Symonds

### Parks Committee

Chris Metcalfe (chair), Bill Young, Valerie Lipman, Bill Holman, Judy Cain, Sarah Morrill, Julian Ajello, Teresa Countryman

### Membership Committee

Mary Merrick (chair), Robyn Jagust, Ron Shapiro, Josh Morgan

### Work Parties

Julian Ajello, Mary Merrick, Judy Cain, Bill Holman, Bill Young, Sarah Morrill, Gerry Montmorency, Teresa Countryman, Lucille Serwa

Thanks to Susie Cerf for organizing our first **Coffee with the Captains**. Interest and turnout were high, and the OPD captains asked themselves back again. Stay tuned for another Coffee with the Captains.

### **Now is your Chance to Give Back and Get Involved**

Volunteering is fun, builds community and allows you to repay a little of what's been done for you. The Membership Committee is seeking your time and talent. We're inviting anyone who is interested to join us and share ideas for committee projects. Our projects and activities are limited only by our ideas, so join us the fourth Wednesday night of the month at 7:30 at the LHA office, 907 Underhills.

## ASSOCIATION UPDATES

### LHA CARES Cluster Captains

Thanks goes out to all of our cluster captains who help disseminate information to homeowners: Robyn Jagust (chair), Renee Kardener, Lucille Serwa, Ann Bouknight, Katie O'Shea, Victoria Barbero, Arlene Magarian, John Lancaster, Terry Lee, Melissa Luna, Roxanne Jones, Lisa Lee, Josh Morgan, Karen McArdle, Janie Page, Martha Peck, Mary Merrick, Randi Voorhies, Pam May, Tessa Beverley, Dan Altemus, Claire Wing, Suzanne Mellard, Elizabeth Karger, Tom Higgins, Kenneth Nash, Andree Greenberg, Gail Simpson, Judy Winzeler, Sharon Ardoin, Peggy Munich, Alison Finley, Ia Delphey, Liz Sterns, Byrne Reese, Julian Lucas, Dolores Thom, Claudia Skapik, Laurence Russo, Chieh Wang, Bill Young, Larry Schaleger.

To all the wonderful ladies from the **Knitwits of LHA**, who besides knitting hats, scarfs, blankets and stuffed animals for Children's Hospital, participated in the Hospital's annual holiday adopt-a-family program and back-to-school. Hats off to you: Claire Maxwell, Claudia Skapik, Gena Lewis, Mary Merrick, Carole Plum, Vicky DeYoung, Maria Riehle, Barbara Flores, Nancy Olson, Karen Burt, Peggy Sauer, Margaretha Rohde. Interested? Contact Claudia at the LHA office.

### New Homeowners in 2014

Our neighborhood continues to be a desirable and wonderful place to live. We welcome these new families to our community.

Stephen Holloway  
Anne Robie  
Gary & Anne Machado  
Z. Sperling, Osnat & Craig Kind  
Marc Rothbardt & Edward Low  
Scott Casey & Kimberly McSorley  
Beth Faraguna & Gabriel Rosenberg  
Rosemarie Biasotti  
Robert & Rebecca Fulop  
Tiyobestia Shibabaw  
Kelsey Siegel & Camila Bevilaqua  
Sarah Wells  
Anthony & Julia Retort  
George & Joan Weickhardt  
Joseph & Katherine Ruiz  
Walker & Caitrin Wright  
Arik & Kira Goodman  
Grace Park & Shawn Bradbury  
Erin & Evan Staehely  
Dilan Mahendran  
Raoul & Fabiana Isaac  
David Abner & Christiane Pendarvis  
John Moss & Lisa Scimens  
Crystal & Joseph Lin  
Alan Twigg  
Melissa Shick & Daniel Burke  
Jay Malan  
Amanda Lavorini  
Edward & Alexis Bayley  
John & Megan Bacigalupi  
Clinton & Camille Newman  
David Schopfer & Neha Shah  
Greg & Heidi DeGregorio  
Sharon Henry & Kathleen Wilkinson  
Benjamin & Elizabeth Jones  
Victor & Maureen Thomas  
Leila El-Wakil  
Abtin Assadi & Sally Doane



*Joe, Andrew, Lara, and John clean up Excelsior on-ramp.*

# ASSOCIATION UPDATES

## Election Update

A quorum was not reached on November 19, 2014. Members present voted to postpone the election to January 5, 2015 in order to try to reach a quorum of votes. That happened and the following were elected 2015 Directors. At the January Board meeting the directors chose these roles for themselves, as proscribed in the governing documents.

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

The First Amendment to the Bylaws was overwhelmingly approved. The amended Bylaws are posted on our website.



### **President's Letter** by *Peter Turner, President*

The blighted property at 842 Grosvenor Place was sold last month to the highest bidder. It is in process of renovation now. Thank you to Judy Cain for her hard work to sell this house – a good solution for all of us.

The issue of the treehouse built on LHA property adjacent to the backyard of 894 Longridge is in mediation. Three sessions lasting many hours appear to be reaching a resolution. (We mention the street address here because the owners chose to make it public at the 2014 LHA Annual Meeting; otherwise, we would not publicize a mediation event.)



## WANT TO REMOVE A TREE?

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

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. Make application with 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 and pay a \$250 (currently) fee to 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 \$5000+ in fines which fines go to replanting trees in our neighborhood. Really we'd rather have the desirable mature trees than the money. 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, it is the goal of this Policy to encourage the overall maintenance of desirable trees and to enhance the aesthetic quality of the neighborhood.

Thank you for complying with the CC&Rs of your Association. If you have any questions, please call our office.



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

Presorted Standard  
U. S. Postage  
PAID  
Orinda, CA  
Permit No. 313

## ASSOCIATION UPDATES

### Referrals Please

The LHA office maintains a referral list of providers (e.g., roofer, plumber, gardener, indoor contractor). We add to or delete from our list only when our homeowners tell us about a company. Please email ([office@lakeshorehomes.net](mailto:office@lakeshorehomes.net)) or call (510-451-7160) to tell us about a provider Do tell!

### **CORE Emergency Preparedness Training**

LHA is hosting CORE I (Home & Family Preparedness) training March 5<sup>th</sup>. On March 12<sup>th</sup>, CORE II (Neighborhood Preparedness & Response) will be taught. Both are 7 - 9:30 p.m. at the LHA office. Email or call Claudia to register. Keep your family safe and prepared!

### **LHA is on Facebook!**

Like us on Facebook. See what's happening. Check out local historical photos on Thursdays.

### **Lakeshore Homes Association**

907 Underhills Rd, Oakland, CA 94610  
510.451.7160 fax 510.451.8640  
[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 7:30 p.m.)

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

#### 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)  
Claudia Skapik and Patty Montmorency

# Welcome to LHA!

Since 1917, the Lakeshore Homes Association (LHA) has protected the aesthetic quality and architectural integrity of our neighborhood. CC&Rs (covenants, conditions, restrictions) that go with the deeds to properties are managed by the Association and an advisory Neighborhood Preservation Committee reviews changes to the exterior of properties.

## Remodeling? Replacing windows? Major landscaping project or tree removal?

Anything that affects (changes, repair, replacement, addition, new) the *exterior* (all sides) of your structures requires prior written approval from LHA. Examples:

- Replacing windows
- Moving a door
- Changing roofline
- Building balcony or deck
- Storage shed
- Handicap ramps
- Installing sport court
- Rebuilding a garage
- Adding a greenhouse
- Repair, replace fence
- Gazebo, pergola
- Tree house
- An addition
- Change porch
- Solar panels
- Retaining walls >3'
- Outdoor kitchen

Changes to your *yard* including fencing or tree removal also require prior written approval from LHA.

### **Trees**

- Removing or mutilating (cutting more than 25% or harming growth) any kind of tree anywhere in the homeowner's yard if its trunk diameter exceeds 12" (=37.5" circumference) at a height of 4'.
- City of Oakland approval may be required for trees 4.5' tall, oak trees 4" diameter (12" c) and other trees 9" diameter (28" c).

### **Fences**

- A fence may not be over 4' high above finished grade anywhere it is in front of the front plane of the house.
- Six feet is max for back and side yard fences.
- Retaining/decorative walls > 3', wall + fence, wall + plantings? Rules apply.
- Review Neighborhood Preservation Explanations & Descriptions document on our website.

## Additional Neighborhood / City Regulations

### Refuse bins

- Must be concealed or screened so are not visible from any street. Move bins back from curb the evening of your waste pick-up day.

### Parking

- Vehicles cannot remain *parked* more than 72 hours without moving per Oakland code §10.28.030.
- It is unlawful to leave *inoperative vehicles* anywhere visible from the street, driveway or other public/private property more than 72 hours per City code §10.64.170.
- Boats, trailers, RV's, trucks, etc. can't be parked longer than 24 hours on the street or property.

### Posting signs

- Posting any sign or notice on utility poles, light posts, sign posts or street trees is not allowed and subject to fine.

It's also illegal by City code §12.32.060 and §5.06.020.

## Nice to Know Neighborhood info

*Exterior Colors:* LHA does not approve nor proscribe colors for our homes' exteriors.

*Satellite Dishes:* Are not regulated by LHA.

*Pollarding Street Trees:* Within LHA boundaries are 400+ sycamore trees lining our streets. Every 5-7 years, all are pollarded – an age old pruning style used on certain trees. It's a unique look originally used to grow and harvest firewood or timber without killing the tree.

*Association Facilities:* LHA owns 9 open spaces / parks, maintained for your use. LHA does not own nor operate a clubhouse, pool, playground, or sport court.

Our *office* is located at 907 Underhills Road – we're open M-F, 10-1:00, but are occasionally out in the neighborhood working. You can call us before stopping by at (510) 451-7160.

Excerpts and highlights from *LHA governing documents* including CC&R's, Bylaws, or Neighborhood Preservation Explanations, expressed in lay terms. Refer to these documents for details. Find them in your closing documents, LHA Welcome packet, and/or on LHA's website along with LHA's policy and application forms.

[www.lakeshorehomes.net/administration](http://www.lakeshorehomes.net/administration)