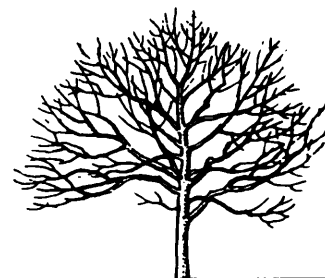


LAKESHORE HOMES NEWS



907 UNDERHILLS ROAD

OAKLAND CALIFORNIA 94610

451-7160

MARCH 1977

LETTER FROM THE PRESIDENT

Dear Neighbors,

We begin this new year with a strong Association and with expectations that our organization will grow stronger in responding to the needs and desires of our membership. Last year was a traumatic one for us: it started with the realization that we had to change Administrators; we then spent most of the year putting our financial, bookkeeping and organizational records in order; meanwhile, the energy crisis took its toll in the form of the end of a low-cost method of disposal of our weekly clippings; and finally, our aging truck hit us with a \$2,000.00 repair bill. Notwithstanding all of these adversities by the end of the year we had our house in order and had established a base from which to go forward with some of the projects which we had been forced to postpone.

The success of last year was due primarily to the efforts of our past president, Michael Wilmar and to our new Administrator Dana Pignolet. Mike worked tirelessly to pull us out of our difficulties, and Dana's dedication, efficiency and organization were of inestimable value in reshaping the running of the Association.

Your Association runs on a tight budget and has been generally successful in adhering to a policy of fiscal restraint. Elsewhere in this newsletter we have printed our projected budget for the coming year as well as the financial statement for last year's operations. In the coming year we project a balanced budget. As you can see, we have increased the salaries, both for our administrator (by 20%) and for our workmen (by \$.25 per hour). We hope and expect that those increased expenditures will be offset by some savings we anticipate in the cost of disposal of the clippings. In any event, our employees are worth every penny that we pay them and the salaries they are currently getting do not exceed their ability and productivity. The remainder of the budget is self-explanatory and if any of you have any questions about it you should feel free to call the Homeowners' Office.

THE COMING YEAR

I would like to use the remainder of this space to describe to you some of our goals for the coming year. First, it is our desire to publish a newsletter every two months. We have specifically budgeted for that purpose and we feel it is the best and perhaps only effective way of conveying information on matters of mutual concern to all the membership. We hope and trust that you will find this newsletter informative and will help to make it so by contributing letters and ideas to us.

Two major topics of concern this year are the revisions of our restrictions, and plans for the ultimate development of *Plot B*. This year *Larry Danielson* is going to be reviewing proposals which include develop-

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YOUR BOARD OF DIRECTORS AND GOVERNORS:

DIRECTORS:

Michael Kalkstein, Pres.
Michael Wilmar, V.P.
A. P. Anderson, Treas.
Larry Danielson, Sec'y.
Judith Rochios*

GOVERNORS:

Bill Aragon
Lorne Bradley
Alma Dean
Pete Holland
F. W. Washington
James Faison*
Max Glaberman*
Lynn Luthi*
David Newell*
K. M. Tan*
Bob Werner*

*new officers

MONTHLY MEETINGS

The Board of Directors and Governors meet regularly the second Wednesday of each month, at 7:30 p.m., at the Association office (907 Underhills). If you want any information about an upcoming meeting, or would like to be placed on the agenda, just call the office during the week before the meeting (451-7160).

COMMITTEE ASSIGNMENTS

Maintenance

Larry Danielson, Chm.
David Newell

Budget

A. P. Anderson, Chm.
Michael Kalkstein
Larry Danielson

Restrictions

Michael Wilmar, Chm.
Michael Kalkstein
Alma Dean
F. W. Washington

Newsletter

Judith Rochios, Chm.
James Faison
Bill Aragon
Kong Meng Tan
Lynn Luthi

PLANNING COMMISSION TO DECIDE MARCH 9 ON NEIGHBORHOOD HIGHRISE

On March 9 the City Planning Commission will decide whether to allow a highrise apartment building on Wesley Way next to the Baskin-Robbins ice cream store.

That day the Commission will have before it a request from the City Real Estate Department to confirm the R-70 zoning on a parcel of city-owned property lying in the block bounded by Lake Park, Wesley Way, Trestle Glen, and Haddon Place. If the Commission confirms the zoning, the City will be free to sell the property to a developer. Using this and an adjacent parcel, the developer intends to construct an 85-unit, *six to eight story apartment* with substandard parking.

The Association has strongly opposed this development because we believe it poses a threat to the single-family residential character of our neighborhood. Besides being completely out of scale with the homes and small apartments in the vicinity, it will lead to other, similar developments on adjacent R-70 parcels.

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SUMMARY OF THE ANNUAL MEETING

December 14, 1976

A large number of Lakeshore Homes Association members heard the following items discussed at the annual meeting.

Update on traffic problem: Additional suggestions from the floor included increased police surveillance, a traffic light at Mandana/Lakeshore, and a "no left turn" sign at Luckys on Lakeshore. President Wilmar stated that the signal light would be too expensive for that intersection. He felt that the most promising way to discourage through traffic in the Lakeshore business area, would be to make the freeway overpass near Wesley Ave. two-way.

Drive in window: Apparently the City traffic study indicated the window should be closed. Now the president of Central Valley Bank needs to be convinced. Members from the floor suggested writing the bank president and/or writing to the forman of the Grand Jury for action.

Sewer Reconstruction on Plot "B": The City Dept. of Public Works will be replacing an 8" sewer line located along the southern boundary of Plot "B". Those owners who have encroached on the area with fences, will be asked to cooperate with the City when the new pipes are laid.

Public Pathways: People have complained about the abuse and nuisance of children, in particular, along the two paths between Creed and Underhills and Alma and Brookwood. Some felt that the paths all over Lakeshore Highlands, provide easy escape and access for burglars. Other members felt that the paths are a positive addition to the area, providing pleasant short-cuts for children and adults. A general agreement was reached that it would be necessary to look at the paths in detail, and on an individual basis.

Single Family Uses: The President reported several members had expressed concern during the year over the increasing number of groups of unrelated adults owning or renting homes in the area. Two sets of restrictions apply: First—Lakeshore Homes Association restrictions state that each dwelling shall only be used for "single family" purposes. Second—City Zoning Ordinance restricts our area to single family (R-30), but defines "single family" as up to 6 unrelated adults.

The majority present were in favor of pursuing tighter controls than the City allows. A suggestion was made from the floor to increase assessments to establish a legal fund to help finance litigation required to enforce our restrictions.

Building Apartments: A report was given on the proposed housing development between Wesley and Haddon Rd. (See up-date elsewhere in the newsletter).

Assessments: Fees will remain stable unless our dump fees increase. From the floor it was suggested that the Parks & Recreation Dept. be explored for an alternate solution for disposing our clippings.

Abandoned Houses: Some members from Alma asked what could be done about the damaging effect of abandoned houses to property values and to the character of the neighborhood. It was suggested we write the owners, to object; write the City requesting help with a solution; and/or begin litigation against them. The topic will be explored during the year.

The meeting closed with the election of officers, who will serve for one year terms.

HOME OWNER TIPS

Several recent burglars in our neighborhood gave our area the dubious distinction of leading the Oakland crime parade for a couple of months. Listed are some hints on how to avoid temptation—theirs, not ours.

Do have your yard— front, back and sides—brightly lit.
Do utilize timers to set up a variable pattern of house lights when you are absent from home, even if it is for a short period of time.

Do install deadbolt locks on all accessible doors.

Do inscribe an identifying number, e.g. Social Security number, on all valuable items. Electric engraving pencils are available on loan, free of charge, from the local police station.

Do organize home alert programs on your local block so your neighbors can be sensitized to the problem

Do keep your eyes open for unknown cars cruising, or for suspicious persons loitering in your neighborhood.

Do inform the local police station if you are going to be away on vacation—they will keep an extra sharp lookout for you.

Don't leave accessible windows ajar.

Don't let newspapers or mail accumulate when you are on vacation; either stop the newspaper delivery or get a neighbor to help you out.

Lastly, an excellent little booklet called the Home-owner's Security Handbook can be purchased for \$2.95 from the American Society for Testing and Materials, 1916 Race Street, Philadelphia, PA 19103. It tells you all you need to know about devising a security plan for your home.

IMPROVING COMMUNICATIONS

Future publication dates for this newsletter will be May 1, July 1, September 1, and December 1. We want *your* input. Articles and letters will be due two weeks before each publication date, at the Association office (907 Underhills). We want to hear from you whether it concerns a vital neighborhood issue, association policy, or your own pet peeve. Every attempt will be made to include your ideas and suggestions.

If some activity, or issue, comes up *in between* newsletters, which we feel you should be informed about immediately, we would like to implement a suggestion from the Annual Meeting. Lynn Luthi volunteered to organize a "telephone tree." Ten people from the Board of Directors and Governors would start the "tree" message and call ten Lakeshore Homes residents. If each of those called, would call another ten, 1000 members could be reached. We already have several phone volunteers, but need many more to make this line of communication work.

If you would be willing to call some neighbors, please let Lynn Luthi (893-6823) know. The "telephone tree" would be needed rarely, but it could be a positive vehicle for closer communication.

A MODEST PROPOSAL

Senator Everett Dirksen's adage "The only way to cut the budget is to *cut the budget*," seems to have died with him. Some may, no doubt, feel the \$780 budgeted for this Newsletter could be cut, but this not only appears imprudent, but it would only amount to less than a 30¢ saving per home.

Association By-Laws call for the notification of all

members when the annual meeting occurs. In compliance thereto, the Newsletter has been used to convey such news over the years. From time to time eager editors have solicited advertisements from local merchants, and the revenue has been used to offset costs of production and distribution. Absent any restrictions to the contrary, the practice seems feasible. However, there might be those who feel that still another medium of advertising in their home is unnecessary. Others might object on grounds that certain conflicts of interest might develop between the Association and those merchants who seek to curry favor, or that Association endorsement of advertisers could be inferred or tacit approval of their product implied. Classified advertisements seem to be used most effectively by burglars. In spite of these anticipated objections, a substantial amount of money to defray expenses could be raised. A closer bond between the local business and shopping community might develop. We would like to seek merchants who would like to be listed as "Sponsors of the Newsletter"—we would not seek regular advertising spots.

Before embarking on this plan, the editors and staff would appreciate the consensus of all interested members. The Newsletter staff have now approached you, and based upon your advice will seek authority from your elected Boards of Directors and Governors, before taking further action. But never let it be said that nobody was ever prepared to do "anything about taxes."

ADMINISTRATORS REPORT

As you probably remember our announcement in our June newsletter last year stated that we were starting to take our clippings to Berkeley to be composted and that we promised to have free compost available at some reasonable time in the future. That reasonable time has certainly arrived; however, there is not so much as a whiff of compost in the air. Berkeley's compost operation has been beset with problems from the start; not the least of which was a spontaneous fire last December. The site remains closed with an unspecified re-opening date, and, in the meantime, we have been forced to use regular land-fill facilities. I have not given up hope that Berkeley will re-open in the near future and the compost made available. Please be patient and rest assured that your administrator will be first in line to receive our share of that compost!

The rest of this report will be addressed to remarks about the year-end financial statement for 1976 and the approved budget for 1977. Income for 1976 was less than expected by about \$1,100; this was due largely to administrative problems which frustrated a timely and vigorous follow-up of delinquent accounts. Expenses in the area of Management and Labor were over budget by \$500 due to an underestimate of payroll taxes, increases in insurance expenses, a two week overlap in salaries with the change of administrators; and a \$100 contribution to the American Cancer Fund on behalf of the late Charles O. Phillips. Maintenance expenses were under budget by over \$1,500 due to savings in dump fees while using the Berkeley Compose Facilities. Truck repair expenses exceeded the original budget by \$2,339 due to quite extensive and unexpected repairs in May. The cost of these repairs was a little over \$2,000; this brought the total repair bill for the year to a whopping \$3,639! We closed the year \$680 in the black; however, as it was decided several years ago to put \$2,000/yr. out of current year income, towards the eventual replacement of the truck, our net Receipts over Expenditures was \$1,320 short of this goal.

A new schedule of accounts was set up for 1977: the major changes included separating Park Improvements from Maintenance, establishing Pick Up Service as a major account, and breaking down labor to separate sub-accounts in the different areas where we have this

expense. This re-classification of accounts should give us a more realistic picture of where our expenses occur, better accountability for monies collected for a specific purpose, i.e. Disposal and Cartage used for the Pick-Up Service, Park Improvement Assessment used for Park Improvement, etc.

The budget figures for 1977 were derived by a careful review of the last five years expenditures: adjustments for inflation were estimated when applicable; and priorities for the year were given consideration. As effective communication with the membership seemed the most serious deficiency in the past and our most pressing need for the future, this year's budget includes \$780 for the bi-monthly publication and distribution of a newsletter. Through this newsletter we hope to keep our membership better informed of Association activities and more conscious of important, pending community concerns.

1976 YEAR END STATEMENT

	Original Budget 1976	Revised Budget June 76	Actual Budget 1976
RECEIPTS:			
Assess-Current	\$15,500	\$15,500	\$14,381
Assess-Prior	1,200	600	555
Park Assess	4,500	4,760	4,485
Pick-Up Service	12,000	12,000	11,668
Interest Income	2,500	2,500	2,024
Miscellaneous	150	560	353
Total Receipts:	\$35,850	\$35,920	\$33,466
EXPENDITURES:			
Management:	\$11,700	\$12,770	\$13,105
(salary, payroll taxes, insurance, misc.)			
Maintenance:	12,010	6,640	5,074
(dump fees, park improvement, water, supplies & tools)			
Labor:	6,025	5,936	6,108
(wages & payroll taxes)			
Truck:	2,640	5,164	5,332
(gas, oil, repairs, insurance)			
Office:	3,475	3,370	3,167
(supplies, postage, utilities, legal, Real Estate taxes, & newsletter)			
Total Expenditures:	\$35,850	\$33,880	\$32,786
Net Receipts over Expenditures:	0	2,040	680

1977 BUDGET 1977

RECEIPTS:	
Current Assessments	\$15,500
Prior Assessments	1,100
Park Assessments	4,760
Pick-Up Service	13,000
Interest Income	2,500
Legal Fund	-0-
Miscellaneous	200
Total Receipts:	\$37,060
EXPENDITURES:	
Administration:	\$15,028
(salary, payroll taxes, insurance, & misc.)	
Maintenance:	2,930
(labor, water, supplies, & tools)	
Park Improvement:	4,225
(labor, mat'ls, & contract work)	
Pick-Up Service:	9,422
(labor, dump fees, & truck)	
Office:	3,455
(supplies, postage, utilities, real estate taxes, & newsletter)	
Legal Services:	-0-
	\$35,060
NET RECEIPTS OVER EXPENDITURES:	\$ 2,000

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ment of a community center building on Plot B. In that regard, we have appointed a special committee chaired by Ms. Dani Aragon to look into day care for children of the Lakeshore Homeowners Association's residents. One of the possibilities that we are considering is the construction of a community center building on Plot B, which will have within it a day care center for the Homeowners' use. Obviously, that is a major undertaking for which large financial resources will be necessary, and it is not something that we can realistically hope to see materialize this year. However, the development of the foundation for such a project is attainable during 1977.

The restrictions that govern our Association and the members' use of their property have been the subject of much controversy over the years. This year we are going to revise them and we intend to put more teeth into our restrictions as they exist now and as they will exist after the revisions. For that purpose we have requested a voluntary assessment of \$6.00 for each member to establish a legal fund. The money which we collect will be used both to pay the law firm we have retained to prepare the necessary documents for the redrafting of the restrictions and to pay for legal action which may need to be taken to enforce the restrictions when they are violated.

In order to make the revisions it is necessary for us to have as much input as possible from each of the members, stating what changes they would like to see in the restrictions. We will be proposing new definitions of "residential use" and "single family dwellings" in light of the increasing problem of homes being used as "boarding houses" and "communes." We also plan to make revisions to deal with "in-the-home" business operations such as the work of artisans and craft-people, day care providers and professionals. In some ways the new definitions and restrictions may be more limiting and protective; in other ways they may be less so than the existing ones are. Finally, the amount and method of computing assessments, and the opportunity to subsequently amend the restrictions, are also going to be revised.

Our time table for this project is to have the initial draft to the Boards within the next few months. After it has been looked over by the Boards and put into final form, we will then submit it to all the members for review and for the required vote. In the meantime, if you are interested in assisting in the revisions or in just giving us information about your desires you should write or call the Association's Office.

Finally, we are going to continue in our efforts to respond to the day-to-day problems which effect each of us in living in our community. Since the effectiveness and strength of our Association depends on voluntary contributions of time and energy we hope that many more of our membership will join us in working together to continue to make Lakeshore Homes a pleasant place to live. There are many committees which need assistance and we invite you all to join.

In closing, let me say that I, and the rest of your officers and Boards of Directors and Governors, look forward to an exciting year and that we all hope each of you will join us in our desire and dedication to make 1977 an even better year for our community than 1976.

If we work together in a spirit of cooperation and friendship, then it will be.

Very truly yours,



MICHAEL H. KALKSTEIN

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These developments will, in turn, create pressure to break the Association's restrictions and the existing single-family zoning on nearby property. An already intolerable parking and traffic situation will become even worse. And there will be the loss of the publicly-owned open space at the corner of Haddon and Trestle Glen.

This is exactly the kind of mindless over-building that led to the deterioration and gradual destruction of many other gracious older neighborhoods in Oakland. The elegant homes of Adams Point are mostly gone now, replaced with featureless stucco boxes. The houses that do remain are not homes; they have long since been divided into apartments...and they look it. The same unfortunate transformation is underway in the neighborhood behind the Grand Lake Theatre.

Please don't let this happen to our neighborhood. Help the Association fight this development. We have requested the Planning Commission to down-zone this block to preclude high-rises and allow only buildings similar in scale and density to those there now. However, past experience indicates that the Commission will undertake a down-zoning *only* if it is convinced there is *substantial sentiment in the neighborhood in favor of it*.

The best thing you can do to help is to appear at the meeting on March 9, in person, and tell the Commission that you don't want high-rises in our neighborhood. The Commission meets in Room 115, City Hall, beginning at 1:30 p.m.

If you can't come to the meeting, take the time to write a letter to the Commission. The address is City Hall, 14th and Washington Streets, Oakland 94612.

And if you can't come to the meeting or write a letter, please call the Association office at 451-7160 and give us your views. Be sure to leave your name and address so that we can keep you abreast of further developments.