

# SHEFFIELD VILLAGE CRIER

Sheffield Village Homeowners Association

Founded January 1939

July 2003 Edition

## Village needs to raise homeowner dues now

### Time to face facts of insufficient SVHOA funds

*Sheffield Village Board of  
Directors Editorial*

Due to massive increases in our annual insurance premiums and substantial cost of living expenses, the village needs to increase our annual dues as soon as possible.

The Sheffield Village Board of Directors would like to raise our annual dues to \$100 per household in 2004 and will be holding a vote on the issue this fall.

This year alone, our insurance has risen to over \$6,100, which covers the association's liability for our two parks (Onset and Milford) and our standing officers on the board of directors. That is double from what we paid last year and represents about 65% of our annual budget, excluding donations made by generous villagers.

Currently, homeowner's dues are capped by our bylaws at \$30 per year.

Including the apartments on Marlow, there are 320 lots in Sheffield Village, which should produce \$9600 in annual income. In 2001/2002, only 85% paid their dues--\$8160 (\$2,850 went uncollected). Fortunately, we also received \$1445 extra in donations.

This year, we have taken in \$1,835 in donations. Assuming we receive 85% of the dues again (\$8160) and we add in the donations of \$1,835, we will total \$9,995. We also earned a whopping \$24 in interest from our savings account and an additional \$350 from "Transfer Fees" (fees paid to the association for providing information to the title company necessary for transfer of titles).

Even if we were to achieve 100% of dues collection—something that has never happened—we are only talking about an annual budget of \$11,940, an amount too small to service our needs.

Among our annual budget items:

Insurance: \$6,100  
Bookkeeper: \$2400  
Crier Editor: \$1320  
Printing/delivery of the Crier: \$1700  
Website: \$120  
Park maintenance: around \$3300, but can be more or less, depending on the health of our many trees  
Taxes: \$720  
Office and meeting supplies: \$350

Some of our expenses are self-funding, like the annual picnic (\$1250), which is funded by the garage sale. Others are funded from donations, like the scholarship program (\$500), the Easter Egg hunt and Christmas Caroling Party.

Our annual budget expenses approved at the June meeting totaled \$15,380, and that was before the insurance increase of over \$3100 beyond what was budgeted.

The fact is we are in fiscal trouble and need to take action!

We have already approved using \$2456 of our savings (from a total of \$4672 in savings) to cover the shortfall.

What can we do?

At the minimum, dues need to be doubled. That would only increase our income a maximum of \$9600. Based on historical collections of about \$8200, the result would be just about the amount of this year's budget with the insurance increase.

We do not think that is enough and believe it is shortsighted. Expenses will only continue to increase. And not raising the dues enough will never allow us to have any capital improvement projects, like making our two parks more pleasant and inviting places to spend time in.

*Continued on next page*

*next*  
**BOARD  
MEETING**

**Tuesday, July 29  
6:30 p.m.**

*---all welcome to attend*

*SUPPLEMENT TO BOARD'S EDITORIAL*

**Below are parts of the existing Covenants, Codes and Restrictions (C, C & R's) as amended in 1983, the proposed changes and the procedure for change.**

**Section 15 Paragraph (a) currently reads:**

*15. Provisions for Upkeep*

*(a) All of the residential lots designated on said Map not including the lots reserved for parks or playgrounds or for retail business as listed in Paragraph (d) of Section 1 shall be subject to an annual charge or assessment per lot, which in no event shall be less than ten dollars (\$10.00) per lot per annum, nor more than thirty dollars (\$30.00) per lot per annum. An increase in the yearly assessments must not exceed, the rate of inflation based on the yearly cost of living index, unless approved by the Board of Directors in December for the following year, and made only after due notice of the amount is given to all members affected and a vote taken by the membership. Any new assessment proposal shall be approved by at least three members of the Board of Directors.*

**Be amended to read:**

*15. Provisions for Upkeep*

*(a) All of the residential lots designated on said Map not including the lots reserved for parks or playgrounds or for retail business as listed in Paragraph (d) of Section 1 shall be subject to an annual charge or assessment per lot, which in no event shall be less than one hundred dollars (\$100.00) per lot per annum, nor more than two hundred dollars (\$200.00) per lot per annum. An increase in the yearly assessments must not exceed, the rate of inflation based on the yearly cost of living index, unless approved by the Board of Directors in December for the following year, and made only after due notice of the amount is given to all members affected and a vote taken by the membership. Any new assessment proposal shall be approved by at least three members of the Board of Directors.*

**Procedure for changing the C, C & R's (must be approved by 2/3 of the owners per Section 16 of the C, C & R's):**

*16. Term*

*These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifteen (15) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of fifteen (15) years unless an instrument signed by two-thirds (2/3) of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.*

**The amendment and vote can be taken at any time. The board must determine the amount of the assessment at the December meeting, per Section 15 Paragraph (b):**

*(b) The Association has the authority to fix the amount of such annual charge or assessment, subject to the said limitation as to the amount thereof per lot, and to expend for the purposes hereinafter specified the money received on such charges or assessments. Said annual charge or assessment shall be determined by the December meeting of the Board of Directors of each year for the ensuing year in an amount necessary to meet the expenses of the Association for the purposes hereinafter specified during the ensuing year.*

**This proposal will be under discussion at the next board meeting on July 29 at 6:30 p.m. and a vote of the general membership will be taken between then and December 1, 2003.**

*Continued from front*

We propose increasing dues to \$100 per year with a cap of \$200 per year. That would allow us to pay our current expenses, cover any unforeseen increases and perhaps budget for some improvements to our common areas, which will improve the quality of our neighborhood and the collective value of our properties.

We would allow financially strapped folks on fixed incomes to ask for a waiver of the increase if they can prove hardship.

If a future board wants to go above \$200, they will need to take a vote of the entire village, just like we will have to do with this proposed increase.

The alternatives are not pretty.

We can not publish the beloved Crier, not have a website, do the bare minimum on our parks and hope the trees do not fall on our properties and that people are comfortable wading through weed patches.

We can dissolve the association and try to turn the parks over to the City of Oakland, even though it is very doubtful that they would take them or even if they did, do a better or more conscientious job than we are doing now.

All of us who currently volunteer on the board do not want to give away control of our beautiful neighborhood to people who do not live here. We believe that Sheffield Villagers can do a far better job of making our neighborhood a great place to live in than someone coming in from the outside.

But we need your support in facing the financial realities of the day. The handwriting is on the wall and we need to act now.

IF YOU HAVE NOT ALREADY PAID YOUR DUES, PLEASE SEND THEM IN NOW!

IF YOU SUPPORT US IN OUR QUEST, PLEASE CONSIDER MAKING A DONATION—EVEN IF YOU HAVE ALREADY MADE ONE AND EVEN IF THE DUES INCREASE IS PASSED, IT WILL

NOT GO INTO EFFECT UNTIL 2004.

WHEN WE SEND OUT THE NOTICE OF THE POTENTIAL DUES INCREASE TO BE VOTED UPON, PLEASE VOTE "YES."

VOICE YOUR OPINION AT THE NEXT BOARD MEETING; EMAIL OR CALL BOARD MEMBERS.

# Sheffield Village as a historical landmark?

Chris Barker *Chairman of the Sheffield Village Historic Designation Project*

---

At the last Homeowner's Association board meeting we heard from Betty Marvin who works in the City of Oakland's City Planning Department. Betty covered a new city ordinance, which created an S-20 Historical Preservation District zoning designation. Betty indicated that our little village would be a prime candidate for such a designation because it is one of the first Planned Housing Developments in California. Having our neighborhood designated as an S-20 Historical Preservation District has some real advantages to all of us such as:

- Preserves the character of our neighborhood with increased scrutiny by the City Planning Department in the design review process.
- Design review fees for residential alterations and additions would be waived by the city. This means you save big money in city fees should you alter or add to the exterior of your home.
- Shorter city design review processing time. Timeframe currently takes 60 days, the S-20 designation would reduce that to 15 working days!

As many of you know, the Covenants, Codes and Restrictions (C, C & R's) governing Sheffield Village provide for formal Homeowner's Association approval

anytime village homeowners alter or add on to their home. The addition of an S-20 Historical Preservation District zoning designation would help our Board of Directors maintain the character of our neighborhood by putting some city enforced guidelines in place.

Exempted additions/alterations, as per the city's design review process, would stay exactly the same as they are now. Homeowners do NOT have to get city approval for things like repair/replacement of components such as windows, siding or porches when it matches what is existing, painting and re-roofing, and small additions (less than 10% of floor, footprint, or wall area) that match the existing building.

*Refer to the Crier insert "Fact Sheet on Historic District Designation" to learn more about this important zoning designation. Anyone with questions can email me at [cbarker@chrisbarker.com](mailto:cbarker@chrisbarker.com).*

The S-20 designation only is available if we can demonstrate that a majority of Sheffield Village homeowners are in agreement with designating the village as an S-20 Historical Preservation District. I will be proposing to the board at the June 29 meeting that they pass a motion calling for the circulation of a petition to each home in the village so that we can gain formal approval for the S-20 Historical Designation for Sheffield Village. If you would be interested in circulating a petition on your block, please email me at the above email address.

Stay tuned to the Crier or attend future board meetings for further developments regarding these issues.

---

## Parks cleared but trees in Milford harm tennis court

Matt Cronin *Parks Chairman*

---

Thanks to the diligent work of Steve Murphy, both Milford and Onset Parks have been mowed and weeded in compliance with the city fire regulations.

We also have trimmed some branches away from homes that border the parks in order to keep them away from fire danger. If any neighbor who borders a park would like some trimming done on

branches that border their home, please notify me.

We are planning on clearing excess foliage from the five entrances to the parks during the next few months and would like to use the green bins of those neighbors closest to the parks. Rather than having to go door to door and ask whether you have extra space, we may be stuffing your bins early on Monday mornings with park trimmings. If you have an objection to us using the extra space in your bins, please let me know.

As this being my fourth year on the board but having only six months left as Parks Chair, I am driven to

have a decision made on what to do with the tennis court. I hope to remove the three oak trees that currently border the court that cause cracks with their roots. We could then have the court properly resurfaced. At the same time, we could plant three new oak trees further way from the court. If this does not occur, we should consider ripping up the entire court.

I also plan on calculating the costs for us to bring water back into the parks so we can actually grow things, rather than just battling weeds.

Direct questions/comments to me: [mjc4962@aol.com](mailto:mjc4962@aol.com) or 430-1636.

## For reference:

Non-Emergency Police  
777-3333

Patrol Officer--cell phones  
520-9235 (9 p.m.-5:30 p.m.)  
520-9935 (2 p.m.-1 a.m.)

City Park Security (Ranger)  
851-2130

-----

Questions? Comments?

*Charlie Ridgell*  
SVHOA President  
635-2898

*Don Melcher*  
SVHOA Vice President  
568-3878

*Gail Rapp*  
SVHOA Secretary/Treasurer  
638-4835

*Sally Barros*  
SVHOA Plans Chair  
562-3443

*Matt Cronin*  
SVHOA Parks Chair  
430-1636

*Jen Frick*  
SVHOA Bookkeeper  
569-6829  
(please call M-F 9-5 only)

*Michelle Fulper*  
Village Recreation Center  
638-7190

*Jennifer Yuen*  
Crier Editor  
638-2980

*Sheffield Village  
Home Owners Association  
247 Marlow Drive  
Oakland, CA 94605*

## Upcoming events

*Are your children looking for some outdoor fun with others their age? Are you parents in need of a break from the seemingly endless summer hours? Contact the Village Recreation Center for further information: 638-7190*

---

### SUMMER CAMPS & TRIPS

The annual summer day camps and trips based at the Village Recreation Center are still open and ready for new campers. There are three different groups available for children to join now through the end of August. Just have bag lunches ready to go for campers. *Sign-ups open to all--campers need not be Oakland residents.*

**PEEPERS** ages 3-5 ½ yr.:

M-F 9:30am-12pm; weeklong day camp session: last week of July and last week of August only. \$45 per week, includes camp T-shirt.

**SUNBIRDS** ages 4-8 yr.:

MWF 10am-2pm; weeklong day camp session: now through end of summer (excludes last week of July and last week of August). \$45 per week, includes camp T-shirt.

**TRIPS & TOURS** ages 7+ yr.:

Everyday from 8:30am-6pm. Same day sign ups OK, \$20 cash per child/day at time of drop off. Visit local venues and sights.

---

### BOOKMOBILE RETURNS

The Oakland Public Library is returning to the Recreation Center to provide Villagers with the timeless educational entertainment of books. Mark the days from 3:45-4:30p.m. on the following dates:

*July 21*

*August 11*

*September 22*

## ? Message board

**CAR FOR SALE** Village resident to sell 1969 Mercedes-Benz; white, 4-door, completely restored (new motor, tires, etc.). Available for viewing 562-7014.

**KEEP FIT** An excellent buy. Affordable and new Exercycle (fitness bike), \$25. Contact 562-7014.

**STORAGE NEEDED** Villager desperately needs dry garage for storage of a rarely driven old Cadillac. Space must be minimum 19 feet deep. Please call Benton Russell 638-9595.

**SEEKING HOUSE TO SIT** Mature couple, non-smoking 18-year Village residents, seeking house to sit while our floors are being refinished. One week minimum. Late summer or fall probably best. Please call 568-3878.