



## President's Message

Hello neighbors of Crestmont,

I'm looking forward to seeing and meeting many of you at the semi-annual homeowners' association meeting up at the Trudeau Center on Wednesday, May 10. The homeowners' association is responsible for dealing with issues that members have in common: maintaining and enhancing the value of our community, and not just in the property-value sense alone.

Of course, a big portion of your dues goes to pay a security service to patrol the streets, watch your home while you are on vacation, or act as a first responder when your house alarm goes off. Nate Cook from IGI security will be at the meeting to give us an update on criminal activity in the area and to answer questions about how you can use IGI to make your home and your community safer.

Our board is very hardworking, which is absolutely astonishing, given that they work for free! They really care about their community. That said, we could really use some additional help. We have district officer positions that are unfilled. These are great gigs, as you basically get some money to host the National Night Out (NNO) party.

Over the past few meetings, we have been talking about ways to strengthen the Crestmont community. I thought I might use the May meeting to invite homeowners into the conversation about what forms these efforts might take, including defining new roles for the board and reviving some old ones.

I look forward to seeing you on the 10th, even more than I look forward to the amazing selection of beautiful pies! Incidentally, the president reserves the right to eat pie while speaking to the group.

*Paul Burnett*

President  
Homeowners of Crestmont Association  
president@crestmont94619.org  
(510) 239-1862

## Semi-Annual Homeowners Meeting

Wednesday • May 10, 2017  
7:00 PM

Richard C. Trudeau Training Center  
11500 Skyline Blvd, Oakland, CA 94619

Learn about the forces affecting Crestmont  
and have a voice in shaping policy.

## Guest Speakers

### Nate Cook

*President, Intervention Group Inc.*

Nate will tell us about crime issues in Crestmont and how IGI has been a factor in not only minimizing crime, but helping residents feel more secure.

### Linda Dittes

*Board Member, HCA*

Linda will bring us up to date on the financial position of the Homeowners Association.

### Paul Burnett

*President, HCA*

Paul will explain to—and discuss with—homeowners the most recent neighborhood issues and policies that are in the process of being revised, modernized, and more clearly defined by the Board.

## Refreshments

Coffee • Tea • Fresh pie





# Security Updates

## *The Intervention Group Inc (IGI)* *Security Statistics*

The consistency of IGI guards assigned to Crestmont has reinforced its patrols' ability to recognize any pattern or trend that is unusual for the community. This, combined with ever-changing visible deterrent strategies, has discouraged the increase of crime that has plagued nearby neighborhoods. We continue to urge all residents to call IGI dispatch when they see any person, vehicle, or activity out of the ordinary. IGI response is noticed by those who do not belong in the area. Not only do they leave, they tend to look for "greener pastures".

Suspicious vehicles and unwanted persons throughout the entire Crestmont community are our main focus. Area 3, in general, has experienced increased vehicle and home burglaries. So *please* maintain your practice of removing *any and all* items from your vehicle that are visible from the outside and remember to lock your car. If you have an alarm system, activate it whenever you leave the house, even if only for a short time.

The "unwanted persons" have often been solicitors. But even if they're representing something to sell, you don't know if their mission is really to case homes. Remember, every solicitor (except those distributors of free printed matter) is required to have a permit from the City of Oakland. Each person representing a cause or product is required to carry this permit. If a permit badge is not clearly visible, ask the solicitor to show it, and if he or she cannot produce it, you can alert IGI to their presence in the neighborhood. Solicitors are prohibited from ringing or knocking at residents' homes that have "No Peddlers" or "No Solicitors" signs. It is illegal for them to do so.

Recently, IGI officers went to a home on Rishell Drive on several occasions in response to complaints and/or IGI officer observations of a tenant. Resolution was always achieved, but was all-too-often short-lived. The tenant has since been removed and should not create a problem for neighbors in the future.

### **HCA Security Activity Report: January 2017 to March 2017**

- 74 Calls for service
- 34 Non-residents escorted out of the area
- 25 Vacation Watch requests
- 11 Home alarms responded to
- 16 Garage doors left open alerts
- 10 Vendors checked for legitimacy
- 170 Total Actions

We again encourage you to call IGI Dispatch should you see any person, vehicle, or activity that makes you uncomfortable or suspicious. We also encourage you to post the IGI phone number in locations that you can easily access, including your mobile phone (for all family members).

*IGI Dispatch: 1-877-272-8765 (1-877-2PATROL)*

### ***ARE YOUR DUES OVERDUE?***



*check it out.*

Your Board has been extremely active in successfully collecting past due homeowner fees and appreciate all of you who have been cooperative in this endeavor.

If you think you have not paid your dues for this year or past years, please contact our Treasurer, Krista Gulbransen. If you did not pay by March 31, your account will start to collect interest and fees in addition to the dues.

Also, if you did not receive an invoice, please contact Krista to have a new one sent to you.

Here's Krista's contact information:

email: [krista\\_gulbransen@yahoo.com](mailto:krista_gulbransen@yahoo.com)

phone: (510) 304-3575

# FRESH UPDATES

## We Work For You

Homeowners' associations are most often thought of as organizations designated to ensure compliance with the rules of the homeowners' agreement, known in our case as the CC&Rs (Conditions, Covenants & Regulations).

It's the "social contract" of the neighborhood, (which is incidentally a legal contract), tasking HOA boards to provide mechanisms for the resolution of disputes between neighbors.

We're no different. So to that end, the HCA board has been working on a document to clarify procedures for resolving disputes between homeowners that involve trees blocking the view of the Bay.

## Trees and Your Neighbors

This year, especially, with all these wonderful recent rains, we know that trees and plants have put forth a generous effort in their growth! There may come a time in the life of your property where you find a neighbor's tree has grown to the extent that it now poses a problem for you. Whether it's blocking your view or creating a hazard, knowing how to work with your neighbor to creatively solve the problem is critical.

The HCA Board has been working on a guidance document that will help homeowners engage with their neighbors to talk about tree issues. It will also outline the rules and regulations of trees as dictated by our CC&Rs. We hope this will be a tool that homeowners can use to solve common tree problems.

Guaranteed to be a page-turner, this document will be published to the website this summer. Stay tuned for further information, which you'll find on our website ([www.crestmont94619.org](http://www.crestmont94619.org)).

Let's play nice. Nature and neighbors should live in harmony.

## National Night Out Coming Up

A neighborhood's best friend is coming to Crestmont on August 1st: National Night Out (NNO). This annual event is celebrated nation wide, helping to support the goal of all neighborhoods: to build and maintain a strong community. The NNO began as an anti-crime measure, but is really based on the basic premise that it is better to know your neighbors than to sit in your house alone, eating Cheetos. Now, some members of Crestmont want to be left alone with their Cheetos, thank you very much, and we respect that prerogative. But for those who don't, on August 1st there will be a smorgasbord of treats in almost every district of Crestmont.

All we need are volunteers to act as host for their particular district, the boundaries of which you can see here: <http://www.crestmont94619.org/national-night-out.html>. The HCA pays for the food, so all you do is host it. Please contact Paul at 239-1862.

## Beautification Pays Big Dividends

Many years ago, there used to be a beautification committee in Crestmont. But wait. Before you picture a busy-body telling you to trim your hedge, know that the board has instead been discussing how the association might serve as a conduit for community efforts, for beautification in a broader sense. We want to set up a clearinghouse of information about resources that homeowners can access to clean and repair parts of their properties, and get help to do so.

In addition, we'll be talking about and soliciting ideas for neighborhood beautification, collaboration, and improvements that cost minimal investments of time with rewards of stronger connections with neighbors, raising home values, and a smug sense of living in the loveliest—and most fulfilling neighborhood in Oakland.

Or you may decide you hate everybody and go back home to eat Cheetos. I have those days too.



## The Fireman Cometh. Looketh out!

We've just been through a particularly soggy season. So while you may not have wildfires on your mind, the Oakland Fire Department is about to make darn sure you won't have them on your property. The OFD will be coming through our neighborhood to

inspect Crestmont homes in the coming weeks, to check that your greenery is not too close to your house or your neighbors'.

The color flyer that came in the mail from the OFD Wildfire Prevention Program has all the information about the requirements, or you can look them up here: <http://www2.oaklandnet.com/government/o/OFD/s/WildfireDistrict/s/Inspections/index.htm>



*Meet*  
**Paul Burnett**  
*Our President*

Paul joined the Board in 2013, serving first as a district officer and last year as vice president.

He grew up in Winnipeg, Manitoba and has lived different lives in Montreal, Philadelphia, Washington, DC, and Fredericton, Canada.

With a doctorate in history of science from the University of Pennsylvania, Paul works as an historian at UC Berkeley, where he develops interview projects with

leaders in the fields of science and engineering, and works on public outreach and education projects.

He is also working on a book on the politics of US farm policy, foreign policy, and international economic development programs in the late 20th century.

After relocating here to the US to be with his wife, Sujie, they moved to Crestmont in 2013. With true passions for music, history, science, and chocolate, he has worked at universities, libraries, and museums most of his life.

He loves Crestmont, the parks, the views, and the people, but he misses being able to walk to a café at the corner. He bikes to work most days, but he hates cycling. So don't ask him about scenic cycling trails; he doesn't want to know.

## The 2017 Crestmont Board Roster

*Crestmont is divided into twelve districts. We normally have a District Director for each district, to help district neighbors with issues and questions. But due to recent retirees, we have two openings to fill. Please consider joining the Board to become a District Director. It's easy and enjoyable.*

### District Directors

**District #1**    **Dominic Reo**            **336-7066**  
 9-15 Yarmouth Court, 2-29 Pembroke Court  
 2-22 and 200-310 Stantonville Court and Drive  
 \* Secretary

**District #2**    **Greg Stover**                **530-3339**  
 198-231 Kimberlin Heights  
 25-187 Chadbourne Way

**District #3**    **Art Twain**                    **531-2267**  
 1-185 Rishell Drive  
 \* Past President

**District #4**    **John Delphay**                **482-9100**  
 200-297 Rishell Drive, 225-297 Chadbourne Way

**District #5**    **Art Twain**                    **531-2267**  
 300-355 Rishell Drive, 301-351 Chadbourne Way  
 \* Past President

**District #6**    **Krista Gulbransen**        **304-3575**  
 1-175 Crestmont Drive, 3690 and 3696 Butters Drive  
 \* Treasurer

**District #7**    **Andrew McDonnell**        **270-56551**  
 11-191 Kimberlin Heights Drive

**District #8**    **Paul Burnett**                **239-1862**  
 39-137 Colgett Drive  
 183-277 Crestmont Drive  
 \* President

**District #9**    **Dominic Reo**                **336-7066**  
 289-500 Crestmont Drive  
 \* Secretary

**District #10**   **Linda Dittes**               **479-3972**  
 1-15 Samaria Lane  
 538-598 Crestmont Drive

**District #11**   **Michael Scala**            **479-1872**  
 500-598 Westfield Way  
 411-485 Creighton Way

**District #12**   **Joe DeCredico**            **482-6302**  
 1-93 Van Cleave Way  
 \* Past President

### Officers

<b>President</b>	Paul Burnett	<b>Secretary</b>	Dominic Reo
<b>Vice President</b>		<b>Treasurer</b>	Krista Gulbransen

<b>Directors-at-Large</b>	Dennis Neary, Mike Amankwa, Greg Stover
<b>New Board Members</b>	Andrew McConnell, Linda Dittes, Greg Stover