

Welcome to the Fernside Home Owners Association Meeting

Annual



A few notes before we begin...

- Use the Chat feature to talk to your board members as a group. Click the Chat icon to display the chat work area.
- Use the Q&A button for technical questions. While we are not experts with how Zoom operates on all devices, we will try to assist you so that you may participate in our presentation.
- If possible, please hold your questions to board members until the end of our presentation to reduce interruptions.
- If you interrupt us during a presentation, we might mute or remove you from the meeting
- At times we will pause and see if anyone has a concern on a particular topic being discussed.

Welcome, neighbor.



2026 Annual Meeting

Tuesday, January 13, 2026 at 7:00 PM
via Zoom video

Website: www.fernsidehoa.com

Please sign up for the newsletter!
www.fernsidehoa.com/news

Agenda



- ~~Guest Speaker: Ali Hatefi, PE City of Alameda Public Works Department~~
- Guest Speaker: Ali Savage, Development Manager at Alameda Food Bank
- Review business and finances (current and past year)
- 2025 accomplishments
- 2026 goals
- Other potential neighborhood events
- New Business & Motions from the floor
- Board duties
- Board nominations & Election of 2026 Board Members
- Adjourn

Secretary:

- Quorum call
- Approve the minutes of last year's Annual Meeting on January 9, 2025



Mission Statement



We are a volunteer organization striving to strengthen our neighborhood by enhancing its historic character, encouraging connections, promoting safety, advocating common interests, and fostering property values.

We are inspired to make Fernside an even better place in which to live, work, learn, and play!

Changes coming to the Fernside Area



In 2026, the Board anticipates the following:

- Changes to traffic
 - Roundabout at Fernside and Tilden
 - Additional focus on High Street & Fernside Blvd. street calming
- Continued evaluation of the Active Transportation Plan
 - Slow Streets
 - Traffic calming on High Street & Gibbons
- New development on the Oakland side of the Estuary
 - Amazon Warehouse in the former glass plant - being demolished currently

Dennis Evanosky - History of the Fernside

Historian, Author



- Since 2022, Dennis has been leading walking tours all around Alameda
- Fernside Area and A.A. Cohen Tour - 4 free tours in 2025
- See Alameda Post website for more tours ([AlamedaPost.com/tours](https://www.alamedapost.com/tours)) available in 2026



Neighborhood Watch



John Lipscomb

johnlips@aol.com

- Neighborhood Watch in the Fernside

Alameda Police Department Non-Emergency
(510) 337-8340

Alameda Police 911 Emergency Direct
(510) 522-2423

History of the Fernside HOA



- Declared by the developer of the Fernside neighborhood in June, 1925
- Conditions, Covenants, and Restrictions (CC&Rs) were designed for the mutual benefit of all 497 parcels
- The Fernside Home Owners Association was proposed to possess certain powers to interpret and enforce the CC&Rs
- Over time, the HOA takes on new initiatives and advocates for our neighborhood with the City of Alameda
- In the future, the HOA will be here to ensure the Fernside neighborhood remains a desirable community in which to live and thrive



Newsletter email signup

- The Newsletter is the only method the FHOA Board currently uses to update you throughout the year on happenings that may effect you. We send it out sparingly, and invite residents to submit content throughout the year.
- This year, the newsletter included articles about:
 - National Night Out
 - Alameda Police Beat Meetings
 - City of Alameda’s Active Transportation Plan
- Please go to the HOA site to sign up:
<https://www.fernsidehoa.com/news>

HOA notification when property is sold



- Important to notify the HOA when your home is up for sale (includes for sale by owner)
- Records need to be updated for both the HOA and Alameda County Recorder's office at transfer
- Responsibility is with the seller and listing agent to disclose the existence of the HOA
- Usually the listing agent contacts the HOA for State of California forms:
 - HOA-IR form
 - HOA-RN form
 - HOA-RS form

Fence compliance



<<< -Three written complaints
-Zero setback
-No HOA notification
-Not in character for
street

Resolution: design similar to other
houses on the street and
neighborhood >>>



Transition accounting system in 2026



- Currently using Xero Online accounting platform
- Difficult to use and no offline backup supported
- Advanced payments complicated to enter and manually assign later
- Monthly fees increased to \$55 per month in 2026

- Transitioning to QuickBooks online
- Easier to support
- Includes the ability to pay dues online
- Homeowners can log into their account online
- Eliminating expensive annual paper billing

Any experience with QuickBooks online and can help? fernsidehoa@gmail.com

2025 Board of Directors



Kevin Jensen - President + interim Treasurer

Tyler Savage - Vice-President

Tracy Brotze - Secretary

Marianne Landis - Special Projects

Jenn Currier - Special Projects

Kim Becker - Special Projects

Caroline Garnevicus - Special Projects

- ❖ *Elect the Fernside HOA Board of Directors each year at the Annual Meeting to serve a one-year term.*
- ❖ *The board may appoint other officers and committees at their board meetings (which are open to homeowners).*
- ❖ *The board is 100% volunteer.*

Treasurer's Report

Kevin Jensen

Bank of Marin

End of December 2025

Checking \$6,242

Savings \$6,000 (reserve fund)



Treasurer's Report

2025 Income and Expense review



Budget		Actual	
2025 Income \$8,500	\$5,500 dues & late fee receivables \$3,000 title transfer fees	2025 Income \$6,982	\$3,732 dues & late fee receivables \$3,250 title transfer fees
2025 Expenses \$8,500	\$3,300 insurance \$ 575 accounting software \$ 225 dedicated PO box \$1,000 legal and filings \$1,000 postage and supplies \$ 500 website \$ 100 banking fees \$1,500 National Night Out, Lamp Posts \$1,000 neighborhood activity	2025 Expenses \$10,745	\$3,200 insurance \$ 605 accounting software \$ 225 dedicated PO box \$ 0 legal and filings \$ 1,065 postage and supplies \$ 550 website \$ 105 banking fees \$2,280 National Night Out, Lamp Posts \$1,040 Edison Elementary \$ 650 Historical Tours/other \$1,000 Alameda Food Bank

Treasurer's Report

2026 Budget



2026 Income Estimate: \$9,500	\$5,500 dues & late fees receivable \$4,000 title transfer fees
2026 Expenses Estimate: \$9,475	\$3,400 insurance \$ 750 accounting software \$ 225 dedicated PO box \$1,000 accounting transition support \$ 950 postage and supplies \$ 500 website \$ 100 banking fees \$1,500 national night out & lamp posts \$1,000 HOA donation to Alameda charity



Treasurer's Report:

End of Year Balance of Savings + Checking

Actual

2018 - \$10,140
2019 - \$10,300
2020 - \$ 9,250
2021 - \$10,980
2022 - \$10,830
2023 - \$14,791
2024 - \$15,646
2025 - \$12,242

Projected ending balance for

2026 - \$14,000

2026 Activities

Kevin Jensen



2026 Goals - The board focused on the following areas:

- Compliance with CC&Rs and bylaws
- Community Outreach
- Financial Stability
- National Night Out
- Holiday Lamp Post Decorations
- City of Alameda Communication
- Continue running HOA meeting over video and re-introduce in-person meetings
- Focus on solution to very old unpaid dues
- Volunteer research into neighborhood history and post findings on website
- Sponsor neighborhood street closures

Committees

National Night Out



Committees

National Night Out



Committees

National Night Out



Committees

National Night Out



Committees

National Night Out



Committees

Edison Elementary



Last day of school ice cream for students!



Holiday Lamp Posts

Marianne Landis & Tracy Brotze

- 20+ volunteers contributed
- More supplies were ordered to replace tattered and missing inventory
- Inventory is being tallied for 2026 needs
- Suggestions and more volunteers welcome - email us at: FernsideHOA@gmail.com

Thank you volunteers!



Alameda Food Bank Holiday Donation



- The Fernside HOA donated \$1,000 to the Alameda Food Bank





2025 Looking Back

Community Goals

- Leverage website for better dissemination of information
- Newsletter for our neighborhood
- Continue lamp post holiday spirit

City of Alameda

- Increase city meetings & follow up on issues specific to FHOA
- Communicate findings to community on the website

Department of Public Works

- See Click Fix (seeclickfix.com)
- Gibbons Drive trees, sidewalk, curbing, parking

2026 Opportunities for Volunteers & Board



Community Goals

- Leverage website for more efficient and frequent communication and interaction between members, the board and others
- National Night Out
- Neighborhood history

Safety

- National Night Out
- Earthquake preparedness / Map Your Neighborhood
- CERT - Community Emergency Response Team Alameda
- Block Captain / Neighborhood Watch - Alameda Police Department

City of Alameda

- Increase city meetings & follow up on issues specific to FHOA (crime, traffic, sidewalks, trees, streetlamps, etc.)
- Communicate findings to community on website
- Utilize HOA's political potential within Alameda for the benefit of the neighborhood

2026 Meeting

New Business and Motions from the floor



2026 Board Duties



Each new member will need to assist with a task involved in the running of the organization:

- Monitoring e-mail and voicemail
- Update website
- Surveys
- Financial accounting using Xero software online
- Folding and mailing letters
- Filling out transfer paperwork for home purchases
- Entering and depositing checks
- (optional: attend meetings with CLASS regarding airport noise)
- State of California paperwork
- National Night Out
- Coordinating the Holiday lamp post decorating
- Following up with City of Alameda regarding traffic, sidewalks, trees, streetlamps, and crime

2026 Board Nominations & Election



Nominee Qualifications

- Must be a homeowner of a Fernside property
- Must be in good standing (all assessment payments are current)

Board member responsibilities & commitment

- Attendance at monthly board meetings, annual meeting and any special meetings called
- Ability to provide 2-4 additional hours per month to support board activities outside of meetings

Voting

- Per bylaws, property owners are granted one vote per owned lot
- Owners not present may vote via signed proxy

Procedure

1. Call for nominations (in-person or previously submitted)
2. Candidates may provide statements or discuss qualifications and interests (up to 3 minutes each)
3. Tonight's attendees respond to nominated board members by voting via email (fernsidehoa@gmail.com) or website contact by Friday, 1/17
4. Board to tabulate and announce results at a later date

Any questions?

- Please click the “raise hand” icon under Reactions in order to raise your hand so that we notice you
- We will acknowledge you by name





Adjournment

Good night. Thank you for attending our annual meeting.

Remember National Night Out in August!

www.fernsidehoa.com

www.fernsidehoa.com/news (newsletter signup)

Send an email to: fernsidehoa@gmail.com