

Welcome to the Fernside Home Owners Association Annual Meeting



A few notes before we begin...

- You may use the Chat feature to talk to your board members as a group. Click the Chat icon to display the chat work area.
- If you have a technical question, use the Q&A button. We do not have expertise with how Zoom operates on all various devices, but we will try to assist you so that you may participate in our presentation.
- If possible, please hold your questions to board members to the end of our presentation to reduce interruptions.
- If you interrupt us during a presentation, we might mute or remove you from the meeting
- There will be one or more times where we will stop and see if anyone has a concern on a particular topic being discussed.

Welcome, neighbor.



2024 Annual Meeting

Tuesday, January 9, 2024 at 7:00 PM
via Zoom video

Website: www.fernsidehoa.com

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



Agenda

- Guest Speaker: Michaelia Parker - Crime Prevention; Community Relations Specialist – City of Alameda
- Review business and finances (current and past year)
- 2023 accomplishments
- 2024 goals
- Other potential neighborhood events
- New Business & Motions from the floor
- Board duties
- Board nominations & Election of 2024 Board Members
- Adjourn



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!

Michaelia Parker

Crime Prevention & Community Relations Specialist



- The Alameda website is our primary source for neighborhood watch information. Under the 'Neighborhood Watch' tab on our website (<https://www.alamedaca.gov/Departments/Police-Department/COPPS>) you will find information about establishing and maintaining a neighborhood watch group.
- There is a good amount of information to help with the organization process, including ideas for meeting topics, guest speakers, resources for reporting suspicious activity and planning for the first meeting.
- Alameda Police Beat 31 Lieutenant, Joshua Crossley (jcrossley@alamedaca.gov)

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:
 - Fernside 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 Records 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

Changes coming to the Fernside Area



In 2024, 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

2023 Board of Directors



Kevin Jensen	President + interim Treasurer
Siraj Husain	Vice-President
Tracy Brotze	Secretary
Marianne Landis	Special Projects
Rebecca Jewell	Special Projects
Kim Becker	Special Projects
Jay Seaton	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.***

Secretary:

- Quorum call
- Approve the minutes of last year's Annual Meeting on January 10, 2023



Treasurer's Report

Kevin Jensen

Bank of Marin

End of December 2023

Checking \$9,791

Savings \$5,000 (reserve fund)



Treasurer's Report

2023 Income and Expense review



BUDGET

2023 Income
\$8,000

- \$5,500 dues & late fee receivable
- \$2,500 title transfer fees

2023 Expenses
\$8,000

- \$3,300 insurance
- \$ 500 accounting software
- \$ 220 dedicated PO Box
- \$1,000 legal and filings
- \$1,200 postage and supplies
- \$ 250 website
- \$ 0 banking fees
- \$1,530 national night out, lamp posts

ACTUAL

2023 Income
\$9,467

- \$5,467 dues & late fee receivable
- \$4,000 title transfer fees

2023 Expenses
\$7,231

- \$2,972 insurance
- \$ 504 accounting software
- \$ 220 dedicated PO Box
- \$ 25 legal and filings
- \$ 890 postage and supplies
- \$ 425 website
- \$ 70 banking fees
- \$1,125 nno, lamp posts
- \$1,000 transfer to savings

Treasurer's Report

2024 Budget



2024 Income Estimate
\$8,500

- \$5,500 dues & late fees receivable
- \$3,000 title transfer fees

2024 Expenses Estimate
\$8,500

- \$3,300 insurance
- \$ 500 accounting software & services
- \$ 220 dedicated PO Box
- \$1,000 legal & filings
- \$1,200 postage & supplies
- \$ 250 website
- \$ 0 banking fees
- \$1,030 national night out, lamp posts
- \$1,000 neighborhood street activities



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

Projected ending balance for

2024 - \$15,000

2024 Activities

Kevin Jensen



2024 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

Oakland (OAK) Airport Modernization and Development Project

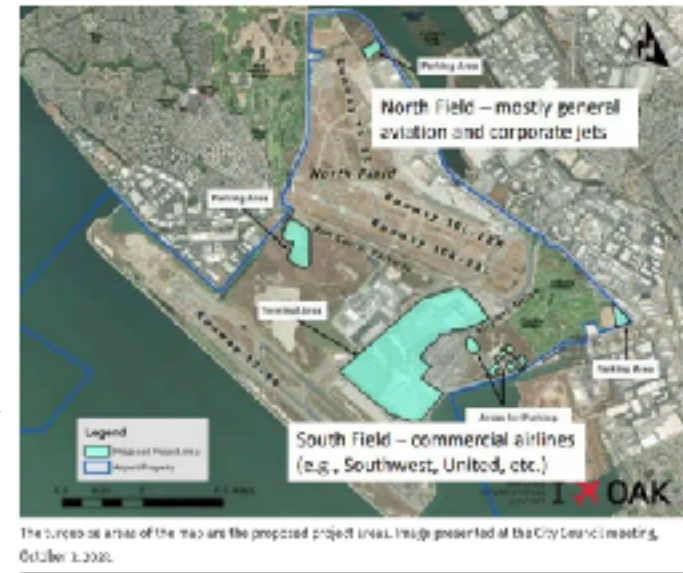


OAK's proposal includes:

- Modernizing Terminals 1 and 2 including wider gate spacing to accommodate larger planes
- Construction of a 3rd terminal
- A likely net gain of 16 gates, a 55% increase

The City and others have raised concerns that:

- Increased airfield congestion will result in more North field departures over Alameda
- Increased aircraft size and volume may significantly increase noise, and pollution.





How to log a complaint

- Aircraft are generally not supposed to fly over the red areas of Alameda, including the FHOA neighborhood.
- The number of people filing complaint with OAK is just as important in reducing non-compliant flights, if not more so, than the number of complaints
- Typically, there are only single digits per month of complaints from the main island
- File a complaint by phone, mobile app, or a call – takes less than 1 minute
- <https://flyquietoak.com/community/file-noise-complaint/>



The screenshot shows the 'OAK Complaint' app interface on a mobile device. The top status bar shows 'Verizon', '8:00 AM', and '80%'. The app title is 'OAK Complaint'. Below the title, there is a blue button labeled 'OAK Complaint'. The form fields include: 'Disturbance date' with a date picker set to '1/14/2024', 'Disturbance time' with a time picker set to '8:43 PM', 'Altitude type' with a dropdown menu set to 'Jet', 'Operation level' with a dropdown menu set to 'Overflight', 'Event type' with a dropdown menu set to 'Low and Loud', and 'Would you like to contact us?' with a dropdown menu set to 'Yes'. At the bottom, there is a navigation bar with icons for back, forward, home, and search.

Committees

National Night Out, 2018



Committees

National Night Out, 2021



Committees

National Night Out, 2021 - Firefighters arrive



Committees

National Night Out, 2023



Holiday Lamp Posts

Marianne Landis & Tracy Brotze

- 20+ volunteers contributed
- All but 1 lamp post decorated
- More supplies were ordered to replace tattered and missing inventory
- Inventory is being tallied for 2024 needs
- Suggestions and more volunteers welcome - email us at: FernsideHOA@gmail.com

Thank you volunteers!





2023 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](https://see.clickfix.com))
- Gibbons Drive trees, sidewalk, curbing, parking

2024 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

2024 Meeting

New Business and Motions from the floor



2024 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

2024 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, 1/12
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. See you around the neighborhood.

Remember National Night Out in August!

www.fernsidehoa.com

www.fernsidehoa.com/news (newsletter signup)

Send an email to: fernsidehoa@gmail.com