



Jerry Kruse Annual OHHA General Meeting - Minutes

Date: Monday Oct 07, 2024

Time: 6:41 PM – 7:00 PM

Location: Zoom Invite

1. Board of Directors Roll Call

Present

Bob Carlson (V. Chair/Home) John Vukasin (Chair/Tribune)
Linda Schmid (Parkside) Margaret Warhurst (Home)

Absent

Charles Dalmon (Grandview) Kellie Nelson (Home)
Natalie Forrest (Parkside)

2. OHHA Member and Guest Introduction and Comments

a. Robert Stevens, Parkside

3. General Announcements

a. Recent fire on Call – Develop email, phone number list – Send contact info to OldHighlands.com

Meeting Minutes and Treasurer’s Report (John)

4. Approval of minutes for Board Meeting held Sep 02, 2024, by consent

5. Treasurer’s Report

a. General Account Balance

Account	Amount
OHHA Patelco Checking 714-10	220.00
Old Highlands Patelco 9 Month Cert	3,156.18
Old Highlands Patelco Checking	3,419.20
Old Highlands Patelco Savings	50.00
OHHA Cash	0.00
OVERALL TOTAL	6,845.38

Updated through Oct 31, 2024

Account	Amount
OHHA Patelco Checking 714-10	270.00
Old Highlands Patelco 9 Month Cert	3,156.18
Old Highlands Patelco Checking	3,569.20
Old Highlands Patelco Savings	50.00
OHHA Cash	0.00
OVERALL TOTAL	7,045.38

b. 2024 Membership Dues 29 of 322 = 9.0% OHHA Parcels paid dues

c. 2025 Membership Dues 12 of 322 = 3.7% OHHA Parcels paid dues

d. Membership Dues History:

2023- 35- 10.9%	2020- 43- 13.4%	2017- 45- 14.0%	2014- 33- 10.2%
2022- 21- 3.5%	2019- 34- 10.6%	2016- 33- 10.2%	2013- 16- 5.0%
2021- 24- 7.4%	2018- 26- 8.1%	2015- 37- 11.5%	2012- 34- 10.5%

e. \$25 Dues – Zelle - OHHAHayward@gmail.com or drop off in mailbox – 2894 Tribune Ave

Current Business

6. Summary of 2024 Activities

a. Streets! - They are done (again)!!!! (Five-year plan completed in three)

b. School Bus - Worked with HUSD and reestablished school bus route from OHHA to Stonebrea!



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- c. Parking on Grandview - Continue to work with CSUEB and Hayward Police Department to address illegal parking on Grandview
 - d. Q-Spa – Modify business model
 - e. Welcome Basket – Putting together a welcome basket for our new neighbors
7. Streets! (Bob)
- a. Grandview Illegal Parking
Call, call, call HPD dispatch
 1. Bob to work with Hayward Police Department, Chief Mathews, to provide enforcement
 2. One more chat with Matthews to explain major issue is that no tickets are issued to parkers – Bob to present picture evidence and chat with Mathews at next Rotary meeting both attend
 3. If no success with Mathews, Board to organize all interested members to show up to City Council meeting
 4. Bob to contact CSUEB Chief of Staff Derek Aitken or Maintenance Manager David Miller – Give up on contacting management and find resource that has more direct involvement; John to provide Bob previous emails to Atkin and Miller
 5. Update from neighbors directly impacted - Neighbors (Grif and Nina) have had success with placing cones along CSUEB property line; this from suggestion by HPD Officer advising worked in another neighborhood.
 - b. City Issues
 1. Open Issues with Alex Ameri, CoH Director of Public Works
Most Critical Issues
 - DIAs, Easements, Ownership Resolution – Ameri to progress; If no action or resolution plan, elevate with email to Mayor Salinas requesting action
Bob reports that Ameri is complete with exception of minor paper cleanup. If property owner runs into any issues, contact Brian Spore, City Survey Engineer, Brian.Spore@hayward-ca.gov, and he will prioritize preparing and recording a release.
 - OHHA One Way Streets – Ameri to contact Google, etc. to correct one-way indications on apps
Bob reports no update from Ameri.
 - Street Repairs – Contact Access Hayward; if slow/no response, inform Board
 - Balance of Issues
 - Slow traffic/calming measures
 - Yield or other sign at Home and Hillcrest
 - Home speed limit 15 mph
 - Top of Call – “Hill” sign
 - Pedestrian Safety measures - “Turkey, Deer, Baby Buggy, Pram Crossing”
 - Chronicle/Parkside Intersection - Illegal parkers
 - Lower Chronicle Parking - Extend A/C curb under current contract to prevent parkers from driving on to hill property
 - New Dobbel – Land slide repair and impacts to street
 - Historical Cost Report



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8. CSUEB Large Eucalyptus Tree on Grandview (John)
No response from Atkins nor Miller. Bob to address with President
 - a. Discussed with Chief of Staff Atkins and David Miller (david.miller@csueastbay.edu) Maintenance Manager (510-885-4771) on Jan 18 – Contacted Atkins/Miller multiple times, no response; Bob to contact
As with parking (above), will find resource that has more direct involvement
9. Comcast Backup Power Cabinets at 26530 Parkside Drive (Bob)
Comcast installed cabinets without proper notification of impacted residents
No response from Public Works.
 - a. Wires are still hanging; Robert Stevens to contact City one more time and if no response, will drop – Robert Stevens advises no change. Will drop this item until Robert advises change
10. Communication (John)
Find alternative to the use of Nextdoor as platform for OHHA community communication.
 - a. Website - Bob and John to continue to update website
 - b. Website – John upload HPD, CSUEB, phone numbers
 - c. OHHA Signs - Add reference to website on existing neighborhood signs (Bob and John)
Bob and John to discuss
11. Welcome Basket (Margaret)
Develop Welcoming Basket to distribute to new (and) existing neighbors
 - a. Board members to provide additional OHHA History
 - b. Reached out to members to provide input, thoughts, etc.
 - c. Once complete, history is to be bound as a small booklet
 - d. Margaret to reach out to Fohl realtors; will join us at a meeting and include referrals from neighborhood
Margaret advises project coming along, Sherman Lewis to provide additional information then can compile and print. Margaret identified her first recipient, new property owner!
12. Newsletter (Linda/Bob)
 - a. Issue Quarterly – Next issue targeted for Jan/Feb 2025
13. Old Highlands School Bus Service (John)
From member Rosamaria Peralta request, John working with HUSD to reestablish school bus services to OHHA
 - a. Restart of services Oct 21, 2024!
Success!!! Great support from Rosamaria; still have an open issue regarding TK that is being addressed by involved parent
14. Q Spa Massage Parlor
Q Spa recently opened in University Plaza; from its posting...“Our full *massage* service package ...”
 - a. Update from City -
“The spa has been shut down.
Q spa has had their business license revoked.
Findings:
 - Business was operating as an unpermitted massage parlor.
 - Services were advertised on adult services websites, including Rubmaps.com
Happy maps.com.
 - Unpermitted rooms with beds were identified at the location



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- Unlicensed massage activity was verified

Actions Taken:

- Consultation: Conducted with both building and revenue divisions
- Business License: Revoked as of October 8, 2024
- Notice of Violation: Issued for the site
- Follow-Up Inspection: Scheduled for October 24, 2024, at 11:30 AM to ensure correction of all findings and monitor any active use.

Additional Information:

- Findings have been relayed to Hayward Police for consideration of any additional police actions as necessary.”

- b. Owner and property manager informed
- c. Continue to report activity Code Enforcement at 510. 583. 4143; Case No. CP-2024-01182
Additional communication with property manager. We requested a meet with owner, request passed on, no response

Issue escalated to Sara Buizer, Director of Development Services Department.

Update from Oct 31 - Code Enforcement staff reinspected the site on 10/21 and determined that they were still operating despite having revoked their business license for operating without the proper land use approvals. Due to the ongoing activity, a secondary re-inspection has been scheduled for 11/1. Per the owner’s representative, the business is no longer operating, however, City inspection will confirm that.

Next Steps:

1. City conduct a secondary inspection on 11/1/2024.
2. Document findings and assess compliance status.
3. Implement penalties and additional legal measures as required based on inspection results

Though front lights not on, neighbor advised seeing individual entering premises; Report as indicated above

15. Bret Harte Middle School Move to Highland School Campus Location

Bret Harte Middle School will be moving to the Highland School Campus (Campus Blvd and Highland Blvd). Current forecast for move is in 2027/2029. The existing structures on the Highland campus will be demolished and replaced with new facilities.

- a. Working with City, Sara Buizer, to understand status, if any, with road configuration, and other impacts to the general public.

16. Contact Information

- a. Hayward Police Depart non-emergency - (510) 293-7000, #1 and #3
- b. CSUEB Police Depart non-emergency - (510) 885-3791 (Alameda County Sheriff dispatch)
- c. Hayward To Do - [Access Hayward website](#)
- d. Community Preservation - 510. 583. 4143 or email, community.preservation@hayward-ca.gov
- e. OHHA Website - OldHighlands.com
- f. OHHA Email - OHHAHayward@gmail.com
- g. **Reminder** - Hayward Police Department uses statistics to determine needs. If it is not an emergency, please call the non-emergency HPD phone to report disturbances, illegal parking, etc.

17. 26525 Parkside Dr, Hayward

- a. Further business-related activities occurring and addition fill being brought in; Awaiting response/update from City Community Preservation;



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Case escalated to Sara Buizer, Director of Development Services Department

As of Oct 31 - A penalty notice was issued to the property owner on 10/08/2024 for non-compliance with the issued Notice and Order. The next inspection is scheduled for 11/13/2024 to reassess the property's compliance status.

The property has been observed as vacant and dilapidated. Due to ongoing noncompliance, staff is considering referring the property to the vacant property program for registration and additional enforcement measures if the non-compliance persists.

Next Steps:

1. City conduct the next scheduled inspection on 11/13/2024.
2. Assess and document the current state of compliance.
3. Pursue additional enforcement actions, including referral to the vacant property program if necessary.
4. Address violations of the community preservation code regarding long-term soil storage upon issuing the second penalty.

Consider pursuing an inspection warrant to ensure access and address the severely dilapidated structures on-site.

Case Number: CP-2024-00733 Code Enforcement at 510. 583. 4143

Multiple neighbors observed continued grading activity on property over recent weekend

18. Election of 2024 Board Members (7 Seats) (John)

a. Nominations

The Existing Board Members were nominated as a slate and were elected for the 2025 term

b. Vote – 4-0-0

19. Goals for 2025 (John)

a. Streets!

- City Issue DIA and Executed Easements
- City Provide Streets! Historical Cost Report

b. Solution to Illegal Parking on Grandview and Chronicle – Work with Neighbors, City of Hayward, and CSUEB to find permanent solution(s)

c. Improve neighborhood communication and outreach – Welcome Basket and Spring Picnic

d. Increase neighborhood participation within neighborhood

e. Other?

20. Closing (John)

a. Please pay your 2025 Dues

b. Board Meeting held 1st Monday via Zoom invite – All are invited

New Business

21. None

Next Board Meetings (1st Monday of every Month; All welcome)

22. Board Meeting – ~~Dec 02, 2024~~ Jan 06, 2025, 6:30 pm via Zoom