



**INDEPENDENT PLANNING  
MANAGEMENT COMPANY**

**December 30, 1993**

**To: Owners of Lakeside Regency Plaza Homeowners' Association**  
**From: Board of Directors, Lakeside Regency Plaza Homeowners' Association**  
**Bryan Morgado, Manager**  
**Re: Smoke Detectors**  
**Uniform Building Code**

The Board of Directors has been advised that all Units in our Building must be equipped with a battery operated smoke detector in each bedroom, as well as in the hallway area leading to the bedrooms. It will be necessary for us all to comply with this code requirement, both for our general safety and because the City of Oakland will not issue any Building permits for the Building unless there is full compliance.

The Board plans to start work on two major projects in the not too distant future and has set a compliance deadline of March 1, 1994.

To facilitate compliance by each Owner, the Association will have available in the office on and after January 15, 1994, smoke detectors (UL approved) costing \$10.00 each, battery included. If you would like the Association staff to install them for you, there will be an additional cost of \$15.00 (each) to perform this work.

A follow-up inspection of every Unit will be arranged soon after the 1st of March, 1994. At that time the Association will install any missing smoke detectors and bill the Owner \$25, each, plus a \$5 surcharge (each to cover its administrative costs).

Your cooperation will be much appreciated.

## Smoke Detectors and Sprinkler Systems

**Sec. 1210. (a) Smoke Detectors. 1. General.** Dwelling units, congregate residences and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

**2. Additions, alterations or repairs to Group R Occupancies.** When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with Subsections 3, 4 and 5 of this section.

**3. Power source.** In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Subsection 2 of this section.

**4. Location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

THE LAKESIDE REGENCY PLAZA HOMEOWNERS ASSOCIATION  
1555 Lakeside Drive, Oakland, California 94612

MEMO:

TO: Tenant Bicycle Owners

FROM: Board of Directors

DATE: May 1, 1997

SUBJECT: Storage of Bicycles

Effective June 1, 1997 bicycles will no longer be tolerated or be allowed within the common areas of the building (lobby, hallways and elevators).

A storage place for the bicycles has been designated. It is located outside, extreme left, front of the building. Security measures will be maintained at all times. The key will be in the possession of the doorman on duty at that time.

Any infraction of this rule on or after the aforementioned effective date will involve a fine in the amount of \$25.00 for first violation. The fine will incrementally increase for each additional violation.

Bicycle parking spaces are limited. Please see Administrative Officer, Roberta Hodges as soon as possible to establish your parking space.

Your full cooperation is encouraged regarding this matter and will be greatly appreciated by the Board of Directors. Thank you.

cc: Roberta Hodges

# *The Regency Review*

*May/June 1997 \* Newsletter*

## **Next Board Meeting:**

May 19, 1997 @ 4:00pm

All are welcome.

## **We have.... a Bike Room**

After June 1, 1997 bicycles will no longer be able to be kept in the garage nor brought into the building. See the attached memo. Basically we have found some "hidden" storage space that can be utilized by the residents in which to keep their bikes. In this way bikes will no longer have to be brought into the elevator. See the doormen for details and read the attached memo.

## **Interior Unit Maintenance**

Residents are reminded that the associations' maintenance staff are limited in what they can do for residents relative to interior unit maintenance. Our maintenance staff's duties are related to performing maintenance in the common area - not moving furniture in units or changing faucets on the inside of units during normal Mon-Fri staff hours of 9:00 - 5:00. We thank you for your understanding.

## **Washing Room Behavior**

Please start your washing machines at least 2 minutes apart as our drain system can only take a certain amount of water discharge at a time. By following this procedure, it will eliminate drain back ups and wet floors.

## **Having TV/FM Reception Problems?**

If you experience problems with your cable reception, please call TCI Cablevision at (510)261-6800 to report your problem. While it is acceptable to notify the office that you are experiencing a problem, it is not the office staff responsibility to contact TCI on each resident's behalf. Thank you.

## **Intercom/All Call Replacement**

Just a brief note to clear the air. The association has already budgeted monies to pay for any improvement/replacement of the intercom all-call system. Funds are already in the budget and there will be no additional assessment levied to pay for this work.