

www.belwoodhomes.org

## 2013 Board of Directors

### President

Todd Harris: 408.250.5229

### Vice President

Mitch Cipriano: 408.206.8862

### Secretary

Ed Sharpe: 408.358.7661

### Treasurer

David Klenske: 408.829.3283

### Directors

Natalie Adee: 408.402.5655

John Csubak: 408.914.5844

Lloyd Grant: 408.358.4956

Scott House: 408.655.3691

Silvia E. Lee: 408.922.9020

### Facilities Manager

Gina Wagner: 408.358.2229  
cabana@belwoodhomes.org

## President's Message

**Fall is now upon us** and by the time you read this the pool will probably be officially closed. Despite the pool closure there are still lot activities at the Cabana, both from key holders and from members renting the facility for parties. Please remember it is our collective responsibility to take care of our mutually owned facility, follow the rules. Keep the gate locked, take responsibility for your guests, watch for "tailgaters" and to the extent practicable and safe ensure only your guests and other key holders are present. I know many residents have been concerned about the increased incidents of break-ins in the neighborhood; our cabana facility is not immune to this, so please let's all keep an eye on it.

And speaking of increased crime, one of our very own residents Debbie Sy was concerned about recent crime events and organized a community meeting at the Cabana with the Los Gatos Police Department. It was a well- attended meeting. I distilled it down to three main take-aways:

The Police are a reactive solution, very little they can do on a pro-active basis

We ourselves are the best pro-active solution, we need to look out for each other, share your schedule with neighbors if you like

Finally, when in doubt about suspicious activity call the Police, they don't mind and would prefer you do so as opposed to just letting suspicious activities unfold.

Later in this Bellringer issue Debbie provides a detailed account of the meeting. I would like to personally thank Debbie for caring enough, and taking the initiative to do something for the community that we all benefited from. If you get the chance, please thank her too.

We also have Board elections coming up (see Ed's article) and the potential revision to our HOA bylaws (see Dave's article). The bylaw changes will essentially update our bylaws to current legal standards. In addition to the legal authority granted to the Board through its articles of incorporation and bylaws, the Board also opted to adopt a set of guiding principles to assist in our decision making process. With elections coming up, I feel it appropriate to share these principals. They are:

### Operate and maintain a social and recreational center for use by BoLGHA Members by:

- Keeping in mind, and representing the interest of the entire membership
- Managing the facility in a safe and sound manner, minimize financial risk when possible
- Administering the facility in such a way, that it is viewed as an enhancement to living in the Belwood development.

When the Board needs to make decisions, or pick and choose between expenditures within our finite budget, these principles are some of the considerations before making a decision. I mention this because the Board has finalized its repair/improvement budget, but has many options. Stay tuned as the

Continued on next page.

### President's Message continued...

Board may be soliciting feedback from the membership on various improvement options.

Finally, our next major fun HOA event will be the Halloween party, Sunday October 27 please look for more details at a later date. Have a great and safe Fall Season.

Todd Harris – President

---

## Secretary Report

### Belwood Home Owners Board of Directors Elections for 2014

Calling on all members! Here's a chance to have a rewarding experience while giving-back to the Belwood community. Contribute some of your time by joining the association Board of Directors. No prior skills are needed.

As per the Bylaws, which govern our Home Owners Association, the Board of Directors address the concerns of the **Cabana Club & Pool**, we have 9 elected Directors each year. The goal of the Board is to help our Home Owners Association succeed in providing our community with a great experience. In fact it was the Board of Directors, who many years ago, invested some of the annual dues to making the pool an attractive place by removing the cyclone fencing and putting in the current pillared and wrought iron fence we have today. Also, just last year, it was the Board that invested in repairing and expanding the pool deck, as well as adding in updated lighting systems. The Board, or as one might call them "conservators", have improved the experience and provided for a clean, friendly, and family oriented Cabana environment. In the end, this also helps our cumulative property values.

That said, you probably would like to know about the commitment. It is pretty light on a general basis. We have a monthly meeting that runs about an hour and a half on average, and is run by the President. The format is straight forward, and the Directors are diligent, and respectful of each other's time and ideas. We discuss HOA and Cabana issues, make decisions, and move forward. The Directors are hardworking folks just like you, contractors, sales people, technologists, etc, but share a willingness to participate for a greater good of the community once a month. You don't need experience; you just need to care about your neighborhood.

Current and past board members find that they learn a lot, and that they can help in ways they didn't expect. They also make new friends. There are so many good people in this neighborhood with good ideas, it would be great if you share yourself to help Belwood to continue to be the great community we live in.

- Board members are elected by the association homeowners, although mid-term vacancies may be filled by the directors. Those interested should contact any board member at any time. To get your name on this year's ballot please contact the current board secretary, Ed Sharpe (358-7661, [edsharpe@comcast.net](mailto:edsharpe@comcast.net)), by October 8<sup>th</sup> 2013.

Ballots will be sent out in mid-October. The results will be tallied at the November 19<sup>th</sup> Board of Director's meeting.

Ed Shape - Secretary

#### We're on the Web!

Visit us at:

[www.belwoodhomes.org](http://www.belwoodhomes.org)

## From the Treasurer

### Belwood By-Laws Updates

As I mentioned in a previous article, the Belwood board of directors is in the process of updating our community by-laws. This process has been going on for nearly a year now, and we are hoping we can wrap up the process by early 2014.

#### Some changes from the existing by-laws:

Bringing our governing documents into conformity with California laws. The California laws are always changing, and in addition to that alignment we will also gain compliance with a major rewrite of the Davis Stirling act which governs community associations. While the changes to the by-laws seem substantial, they are recommended by the lawyers as what best practice dictates our by-laws need to contain.

Formalization of swim team as a committee of the HOA. The Belwood Dolphins have been an integral part of the neighborhood and HOA since 1969. Frequent questions have come up over the years about whether the swim team is independent, whether the HOA can dictate things to them, etc. Discussions with lawyers and accountants revealed that the structure we had in place had significant liabilities for both parties and we decided to formalize the relationship to allow both organizations to thrive over the long term.

Allow the board flexibility to make minor updates to the by-laws in the future. Today, changes require a vote of the membership. This process is long, expensive and cumbersome. Laws regularly change and the best practice is to make sure the by-laws are consistent with the current laws. By making the necessary changes to enable board flexibility, we will be able to make these changes quickly after counsel with our lawyers.

Changing the Annual Meeting date. While there is no legal mandate to have an annual meeting, we have it written into the by-laws as the May board meeting at 8 PM. For a variety of reasons, it would be much better to have the annual meeting in the fall, at either the November or December board meeting. Hence, we're changing the wording around the annual meeting to provide the board flexibility on exactly when to have it.

#### The Process

We started with a thorough review of the current by-laws and determined what changes we felt we wanted to make. A subcommittee consisting of Ed Sharp, Todd Harris, Mitch Cipriano and myself was formed to go through the document and drive the project to completion. We then met with our legal team to bring them into compliance with Davis-Sterling and their recommended changes. Drafts were reviewed, discussed and debated. More changes were made and reviewed with our lawyers. The resulting document will be what the board is recommending you approve.

Once we have that document, we will mail it to all 285 HOA members for a vote. You will be given the opportunity to Review and are welcome to attend a board meeting to ask questions. The board will be recommending a YES vote, and we will need to achieve a quorum of members along with the approval threshold to pass the by-laws. Our annual vote for the board of directors yields a very low participation rate, so it is critical that everybody be engaged in this process and vote.

Please feel free to email anybody in our subcommittee with questions or stop by a board meeting to discuss.

David Klenske - Treasurer

#### Email us:

hoa@belwoodhomes.org

#### Cabana Phone:

408-358-2229

cabana@belwoodhomes.org

#### HOA Mailing Address:

Belwood HOA

P.O. Box 1372

Los Gatos CA 95031

## From the Facilities Manager

### Best way to reserve the cabana and pool/picnic area.

To reserve the cabana and pool/picnic area please use our new email address, [cabana@belwoodhomes.org](mailto:cabana@belwoodhomes.org). If you do not have access to the internet please continue to use the Belwood phone number, 408-358-2229.

Thanks so much!

Gina Wager – Facilities Manager

---

## Neighborhood Watch Meeting at the Belwood Cabana 2013.07.31

Report by Debbie Sy and Mike Maiten and contributions by Jim Handy

Meeting Organizer: Debbie Sy [debbiejdsy@yahoo.com](mailto:debbiejdsy@yahoo.com)

Representing the Town of Los Gatos were: Jackie Rose [jrose@losgatosca.gov](mailto:jrose@losgatosca.gov) - Community Outreach Coordinator; Kat Mann [kmann@losgatosca.gov](mailto:kmann@losgatosca.gov) - Los Gatos Police Department

On Nextdoor-Belwood, there has been much discussion of crime/security issues. This meeting was to meet face to face and discuss these issues

The Town uses Nextdoor to send notices to residents. Everyone should sign up at **Nextdoor.com**.

There are patrol checks that the Police will do if you notify them that you are away on vacation. They will have a police department volunteer periodically check your house for anything suspicious and if so, call police to investigate. This is a free service.

If you see anything suspicious, no matter how minor it seems, then call the Police. 911 from a landline phone will directly reach the **police dispatcher**. From a mobile phone, you can call [408-354-8600](tel:408-354-8600) to reach the dispatcher directly (otherwise your 911 mobile call might go to a central operator who then has to transfer the call to the dispatcher).

The Town does not have the budget to install and maintain surveillance cameras to monitor neighborhoods. The cameras at intersections are for traffic control only and are not good enough to see details of people or cars. The best way is for individual homeowners to install surveillance camera systems that have some cameras pointed at the street.

The Los Gatos Police Department has a program where people with private surveillance cameras can register them with the Police Department. Then if there is a problem in the neighborhood, the Police can contact the people with surveillance cameras and review the recordings for cameras that face the street to see if they can get good photos of the bad guys and/or their cars. See <http://www.losgatosca.gov/losgatosonwatch>

The Belwood Homeowners Association does not have legal authority beyond the Cabaña property, and therefore is unable to coordinate the installation of cameras for the streets

There were questions as to what surveillance camera systems to buy. The Town is not able to make recommendations on particular ones, but they should have sufficient resolution and light sensitivity to identify people in the dark.

People mentioned that Costco and Fry's sell these cameras and recorders. There is a product that is for the front door, that will send you a photo to your smartphone of everyone who comes to the door. If you find a good system, please let everyone else know what brand it is.

Continue on next page

## Neighborhood Watch Meeting continued...

Daytime residential burglaries: people come to the front door and if no one is home, they go around the back and kick in the sliding glass door. So, put locks on the gates to the back yard; this will likely cause the thief to go somewhere else.

There is always at least one officer on patrol at all times on this side of town, but the patrol beat is very large. It extends from Kennedy Road and Los Gatos Blvd. north to Blossom Hill Road, then east to Harwood+ (covering Belwood), and going back around to Hicks Road. It is a large territory to cover.

The Town does not permit any commercial door to door selling. Religious groups need a permit to do door to door solicitations. If a solicitor comes to the door, ask them for a Town of Los Gatos business license and a permit. That usually scares them away. You can also call the LGPD non-emergency phone number [\(408-354-8600\)](tel:408-354-8600) and let them know about the solicitors so they may investigate.

OFFICER MANN: I had mentioned in the meeting that although they are allowed to apply for permits – they are rarely granted. So chances are if someone is selling door to door, they are not permitted. In my 12 years as an officer I have yet to see a door to door sales person get a permit from the town.

NON-PROFITS are exempt from the authorization process. However, they do need to let PD know when they are soliciting in Town. If you see/encounter a non-profit solicitor, you may ask them if they have checked in with the PD and/or you may call our dispatch (408-354-8600) to verify and/or notify.

FOR PROFIT/COMMERCIAL solicitors are able to solicit door to door once they have been processed through PD (this process takes about a month.) Once they are approved and have had their background check, they will receive a solicitation permit (good until the end of the year) through our PD. If you see/encounter a solicitor you may ask to see their solicitation permit and/or call our dispatch (408-354-8600) to verify and/or notify.

The website [crimereports.com](http://crimereports.com) shows a map with reported crimes.

Neighborhood watch signs have been mounted recently in Belwood. There is one on Belvue Drive near Harwood. Jackie Rose did not recall who requested the signs and who is the current coordinator for the Neighborhood watch in this area. She said to email her requesting that information and she would reply with the contact information [2013.0731:2213 MSM sent this email to her. No response yet.]

Some suggestions for keeping thieves away: Know your neighbors and their children. Have a list of your neighbors' phone numbers and email addresses. Look out for each other. If your neighbors are out for a few days, take trash cans, newspapers, etc. up to the house. Park your car in the neighbor's driveway (assuming that you have another car for your driveway).

The general consensus of the neighbors regarding surveillance cameras that each property owner should install them and register them with the Police.

We need volunteers for block captains. If each block can select a captain, and the various captains keep in contact with the other captains and the people on their block, we can all be aware of the issues and keep our neighborhood a safer place. **If you would like to be a block captain (Belwood A& D residents), please send an e-mail to: [debbiejdsy@yahoo.com](mailto:debbiejdsy@yahoo.com).**

Class D map: [http://belwoodhomes.org/Belwood/HOA\\_files/Class\\_D\\_Homes\\_Map.pdf](http://belwoodhomes.org/Belwood/HOA_files/Class_D_Homes_Map.pdf)

Class A homes: [http://belwoodhomes.org/Belwood/HOA\\_files/BelwoodByLaws.pdf](http://belwoodhomes.org/Belwood/HOA_files/BelwoodByLaws.pdf)

---

## Halloween Party



This year's Halloween Party will be on Sunday, October 27th at the Cabana Club. Dress up, come on down to the Cabana and have fun with your neighborhood friends.

We look forward seeing you. Happy Halloween!



Diane Sharp is a long time Belwood resident and will contribute regularly in upcoming Bellringer issues about. The series title will be: "Belwood, Back in the Days."

We look forward to new stories! Thank you Diane!

A collection of pictures of our "old" neighborhood can be found on our website. [www.belwoodhomes.org](http://www.belwoodhomes.org). The first neighborhood pictures were submitted by Betty Auchard. Thank you Betty!

If you have any "old" neighborhood pictures that you would like to share, please send them to [bel.editor@gmail.com](mailto:bel.editor@gmail.com).

## Belwood, Back In The Day

By Diane Sharp

I have lived here a long time. In the 1970's, homes sold for about \$65,000, and could easily accommodate 4 children. The School was the center of our community, and accounted for a lot of our actions. We assumed safety in all aspects of our lives in Belwood. We communicated with each other much differently than today.

The school was Mirassou Elementary School, located on the site of the famous Mirassou Vineyards. The "Mirassou Mansion" was much farther up the hill, and has since been abandoned. The kids would traipse up the hill, looking for remaining pieces of the driveway posts.

Daily life in Belwood was much different. There were many stay-at-home housewives. The school was full but not crowded. A nurse was part of the school staff. The school library provided on-site reading materials, a teaching venue for showing how the library system worked, and a welcome break from the classroom. Handwriting and penmanship were part of the curriculum. The PTA (Parent Teachers Association) was a robust organization.

Kids made friends at school. Parents met parents through the school. Dinner parties were given so everyone could get to know each other better. In those years, fondue and crepes had to be on the menu. Very dear friendships grew.

School started the day after Labor Day. Moms packed lunches, kissed their kids goodbye, and the kids walked to school. On very rainy days, younger kids were often dropped off. Older kids had umbrellas and arrived safely. Backpacks did not exist. Homework was a trivial matter. School books were covered with the time-honored brown paper bag from the grocery store (plastic bags did not exist). By the time each book was "retired", the paper bag was covered with original student artwork. Book reports and essays had to be hand written, and researched in the school library. Students were taught to use encyclopedias, not Wikipedia.

Our school and neighborhood were perfectly safe. None of us talked about danger. We let the children play in the street or up the block. If a kid rode a bike to a friend's house, then Mom had to know the name of the friend before the kid left. There were no such things as "play dates". There were no bike helmets, nor knee pads. We had a lot of Band-aids and hydrogen peroxide. Antibiotic ointment did not exist.

In place of cell phones, we yelled – honestly! The rule was simple: when the streetlights came on, the kids came home. If a kid did not appear, mothers went out the front door and called the kid with a loud voice. The neighbors were the other part of the system. If one kid was not home, then he was with another kid from the block. The exchange of information was done by walking down the street to catch sight of another mom. Everyone was safe but not exactly where they should be.

Even the cat visited a neighbor who had a large fish tank.

In all those years, no child was ever taken. No child broke his head open or was run over by a car. Safe was just normal in Belwood. We talked with each other. Getting to know people was always face-to-face. The world is a very different place nowadays.

# Y Adventure Guides



Redwood Circle, June 16, 2011

**The Redwood Circle Invites you to join the Y Adventure Guides** Year-round fun for K-5th grade boys and their dads can be yours. Our recent activities included beach camping, rock climbing, laser tag, Los Gatos Holiday Parade, Pinewood Derby, sleepover on an aircraft carrier and summer BBQ's.



### What is YMCA Adventure Guides?

The YMCA Adventure Guides program is designed to assist you and your son on your journey

of discovery. While activities with the whole family are important, we see tremendous value in supporting and strengthening the ability of a father and son to communicate at an early age in ways that are caring, honest, respectful, and responsible. We seek to encourage you as a parent to "get to know your kid while your kid is still a kid."

YMCA Adventure Guides is designed for dads and sons to participate together for most activities. As part of the Redwood Circle, you participate in activities to explore family values, nature, friendships, and fun!

### Who Can Participate?

YMCA Adventure Guides is for fathers (or other significant male adults in the children's lives) and their sons ages five through eleven. An adult and

child must attend program activities together as a pair. In the YMCA Adventure Guides, the father is the Guide, and the child is the Explorer.

### Come and Join Us!

We meet at the Belwood Cabana Club the **Third Thursday** of each month at 7 PM between

September and May. We have summer BBQ's that usually meet on a similar schedule.

Location:

Belwood Cabana  
100 Belwood Gateway  
Los Gatos  
95032



For more information, contact:  
Dave Klenske 408-829-3238  
[dklenske@me.com](mailto:dklenske@me.com)  
<http://www.californiaexpedition.com/>

# Community Board

## Monthly Events

### Belwood Homeowners Board Meeting

Open to all Belwood members - Cabana Club - 7:30 pm, third Tuesday of the month unless a **change** is posted on the bulletin board.

### Santa Clara Valley Mineral /Gem Society:

Fourth Tuesday of the month.  
Please call Kathy McChristian (Junior Program) 408.258.8400 or Frank Mullaney 408.266.1791

### Cabana Club Schedule

Gina Wagner: 408.358.2229  
cabana@belwoodhomes.org

## Community Ads

### Neighborhood Piano Lessons

I am a pianist who loves to teach students of all ages. I have over 20 years teaching experience. If you or your child(ren) would be interested, please call: Kathy Hendrix-Levy, 408.821.0930

### Gutters, Roof, Plumbing, Tree Trimming

You name it! I have a list of workmen who can help you. Call Gail Bordi, 408.356.4624 or email [gailbordi@yahoo.com](mailto:gailbordi@yahoo.com)

### Precision Locksmiths, Inc.

I have heard through Bellringer that there has been vandalism and burglary throughout the neighborhood. I own Precision Locksmith, Inc. and as your neighbor I would like to waive all trip charge fees with a free home security check. Please contact me with any of your security needs. Precision Locksmith, Inc. 408.377.5625, [Robertgolter@yahoo.com](mailto:Robertgolter@yahoo.com)

### Guest Speaker

Betty Auchard is an author and speaker. She lives in the Belwood neighborhood and is available as a guest speaker. You can email her at [btauchard@aol.com](mailto:btauchard@aol.com) or check out her website or current blog: <http://bettyauchard.com/>.

## Rentals

### BEACH HOUSE:

Aptos Beach House, spacious 3BR/2 bath, short walk to Rio Del Mar/Seacliff Beach. Available year-round for monthly, weekly, mid-week, weekend rental. Call Sheryl at 408.348.3237.

### KAUAI CONDO:

Kapaa Kauai Hawaii Condo for rent. Located in the Pono Kai Resort on the East Shore Coconut coast. 2BR/2 bath on ground floor, facing beach. Full kitchen, dining and living rooms. Sleeps 6. Swimming pool, clubhouse, close to shopping. For photos, details and contact info, go to: <http://www.vrbo.com/33499>. Call Sal Leonardi at 408.356.5205.

### OAHU LUXURY TOWNHOME:

Fabulous, newly furnished Oahu townhome for rent. 3 BR, 3 BA + den, 1700+ square feet, 5 min walk to beach in the luxurious Coconut Plantation in Ko Olina. Perfect for families. See our website for pictures, details and contact info: <http://www.koolinahome.com>.

### TAHOE DONNER RENTAL

Beautiful, spacious home in Tahoe Donner available for rent: 3 bedrooms, 2 bath & large loft (sleeps 6-11). The home is also available for ski lease. Corner lot amongst pine trees, green belt behind & 700+ sq ft decking. Amenities: premiere golf course, fitness club/pools, tennis courts & more. Info & pictures go to: [#323668](http://VRBO.com), or call Sue Ahmadian at 408.356.5276.

## Editor's Note

The purpose of a newsletter is to inform the Belwood neighborhood about board news, community events, offer free advice,

and advertise skills and rental postings. **Article submissions for the Bellringer from the community are very much encouraged.**

The fall edition of this newsletter will be published in September 2013. Please send your contributions or ideas to Silvia E. Lee at

[bel.editor@gmail.com](mailto:bel.editor@gmail.com) by **December 10, 2013.**

Thank you!