



www.belwoodhomes.org

The Belringer is now distributed as download via email notification.

Please send your email address to hoa@belwoodhomes.org if you want to continue receiving the Belringer.

There will be paper copies available at the Cabana Club for pick-up if you prefer a hard-copy.

2014 Board of Directors

President

Todd Harris: 408.250.5229

Vice President

Mitch Cipriano: 408.206.8862

Treasurer

David Klenske: 408.829.3283

Secretary

Thomas Martin: 408.656.4017

Directors

Natalie Adee: 408.402.5655

John Csubak: 408.914.5844

Kevin Kessel: 408.416.8868

Lloyd Grant: 408.358.4956

Scott House: 408.655.3691

Facilities Manager

Gina Wagner: 408.358.2229
cabana@belwoodhomes.org

Belringer Editor

Silvia E. Lee: 408.922.9020
bel.editor@gmail.com

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 being closed there is still a lot activity 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 keep an eye on it.

I'd also like to remind the membership of the most effective way to share concerns and ask questions to the Board. There are two official communication channels at your disposal. Your first option is to come to a Board meeting, we meet the third Tuesday of every month; (sometimes we re-schedule due to Holidays, but any change is posted on the website & bulletin board) we open every meeting with a Homeowners forum where any issues or questions can be raised. A more convenient option may be to send an email, please use hoa@belwoodhomes.org. There is also a FAQ on the website (<http://belwoodhomes.org>) that will answer some commonly asked questions. I know some like to air concerns using social media, and that is your choice; however, please remember social media is not an official communication channel for the Board. And keep in mind, social media outlets like Nextdoor (which many Belwood residents have joined) is not limited to just class A and class D members, so any community or Cabana "laundry" you air out there, will have a much broader reach than just Belwood residents. If you would like the Board to know something, do something, or not do something, please use the official channels to ensure your concerns and viewpoints are considered by the Board.

We also have Board elections coming up (see Tom's article) and still looming, the potential revision to our HOA bylaws. 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, and to the extent possible minimize financial risk.
- 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 one of the considerations before making a decision. I mention this because the Board has finalized its repair/improvement budget, but has many options before it. Stay tuned as the Board may be soliciting feedback from the membership on various improvement options.

Finally, our next fun major HOA event will be the Halloween party, Sunday October 26 please look for more details at a later date. Have a great and safe Fall Season.

Todd Harris – President

Secretary's Report

Belwood Home Owners 2015 Board of Directors Election



The coming of Autumn marks the transition time for the 2014 Board of Directors to start its planning for 2015. As President Harris mentioned in his report, there are still the Halloween Party and other events coming this year, but next year will quickly be upon us. With this in mind, one of this Fall's responsibilities is to determine who will comprise the 2015 Board of Directors.

As per the Bylaws that govern our Home Owners Association, the Board of Directors consists of nine (9) Directors elected annually and directly by the HOA Class A members. It is my responsibility as the Board's Secretary to administer this year's election.

The key dates of the election process are as follows:

October 5: All interested candidates must have submitted their applications to me.

Any adult Class A member in good standing is eligible to serve on the Board. If you are interested in serving, Email me at twmv@verizon.net, and I will get the application form to you. Alternatively, you can get the form directly from the Belwood HOA web site at <http://belwoodhomes.org/Belwood/Forms.html>, and Email the completed form to me. The form is a very simple and straightforward Word document.

October 6: All candidate applications will be posted publicly at the Cabana Club for member review.

October 16: Ballots will be mailed to Class A members, one ballot per household.

The mailing will include detailed instructions on how to vote. The ballot itself is quite simple, but please read the instructions carefully on what to sign and what to return. The entire process should take on average 10-15 minutes. Please vote!

November 18: Ballots will be counted at that night's Board meeting, and the names of the nine members of the 2015 Board will be posted at the Cabana Club.

As a personal testimonial, this is my first year serving on the Board after a several year hiatus. This is an excellent and effective group of people dedicated to the management of our facilities. Your Cabana Club and Pool are in great hands! If you have any interest in joining the Board, I wholeheartedly encourage you to apply.

Tom Martin – Secretary

Treasurer's Report

Summer has drawn to a close, and we're starting planning for 2015. Remember, if you are interested in a board position we'd love to have you run for office. It's a great way to give back to your community and make sure your voice hear.

2013 was an Audit year for the HOA. Every third year we are required by our By-laws to have an accounting firm audit our books. This is more rigorous than the

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Cabana Phone:
408-358-2229

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annual review required by the Davis Sterling act. Please email me if you are interested in receiving a PDF of our audit and I'll send it out. We passed our audit in August (which is expected) and are developing our 2015 budget. One of the projects we're looking at is updating the Women's restroom. While not a complete overhaul, our expectation is the improvements will address many of the top concerns relayed to the board over the years.

Our books continue to be solid. Reserve funds stand at about \$80K, and we will be transferring more into those accounts in the next month or two. Our income is roughly on par with a year ago, but expenses are up about 7%. Workers comp insurance is a big driver of that increase. As of July, we have 4 homeowners who have not yet paid their 2014 dues, and one who is in collections. Please try to pay promptly to avoid unnecessary charges and possibly collections activity.

As always, you're welcome to attend board meetings to learn more about the HOA, financial situation, and to express any concerns or opinions.

Looking forward to seeing you at our Halloween party in October,

Dave Klenske – Treasurer

Around the Pool and Cabana

The pool is closed but key holder can still use the pool till the end of September.

The **Belwood Cabana** is available for rental throughout the year to residents for parties, activities, community events, picnics etc. To rent the cabana, please email Gina Wagner at: cabana@belwoodhomes.org



Halloween Party

This year's Halloween Party will be on Sunday, October 26th at the Cabana Club. Volunteers are needed. Please contact the Board if you can help. hoa@belwoodhomes.org

For an updated event schedule, please check the Belwood Website frequently at <http://belwoodhomes.org>.



Belwood Dolphins

Congratulations to our neighborhood swim team, the Belwood Dolphins. They placed 3rd at this year's Champs event, with 66% improved times (Second Best). See you all next year again!

Fun Activities to Do this Fall

- Go for a hay ride
- Collect colorful fall leaves
- Jump in a pile of leaves
- Plant bulbs in your garden for next spring
- Fly a kite
- Celebrate Oktoberfest
- Roast vegetables in the oven
- Visit a Farmers Market
- Bake an apple or pumpkin pie
- Make butternut squash soup
- Drink hot spiced cider or mulled wine
- Make a big batch of chili
- Carve a pumpkin
- Host a Thanksgiving dinner

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

Nextdoor

The Belwood Belgatos neighborhood is part of Nextdoor, a private social network for neighbors. The network is growing! Currently, half of the Belwood neighborhood is participating: 383 households. Build a stronger neighborhood and join.

<https://belwood-belgatos.nextdoor.com/login>

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

Musical Instrument

Yamaha (Model xy135) Xylophone for sale. Good condition. One cracked key but replaceable. 3 octaves. \$950 or obo. 408.922.9020

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

Precision Locksmiths, Inc.

I have heard through Belringer 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

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 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.

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: VRBO.com # 323668 , or call Sue Ahmadian at 408.356.5276.

SOUTH LAKE TAHOE RENTAL

Beautiful home for rent: 2 BR + Den, 2 BA, 1600 sq ft, sleeps 6. Large open concept living/dining room, fabulous views, spa tub, fireplace, wifi, close to lake, heavenly, casinos. Pets considered. For details go to: <http://www.vrbo.com/451904>.

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 Belringer from the community are very much encouraged.**

The summer edition of this newsletter will be published in December 2014. Please send your contributions or ideas for the Belringer to

Silvia E. Lee by December 01, 2014. bel.editor@gmail.com

Thank you! *Silvia*