



2015 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

President's Message

I'd like to thank everyone who contributed to the fun and productive year at the Cabana in 2014. I want to personally thank the Belwood Board of Directors for their hard work and dedication, and want the HOA membership to know you have a great group of Directors providing stewardship to our mutually owned facility.

The Board was busy again this year evolving Cabana rules in an attempt to keep pace with the requirements spelled out in the Davis-Stirling Act and we continued to refine our long term financial plan. In addition, we continue to improve the Associations financial strength, which is important because a properly funded reserve allows us to maintain and improve the facility with minimal dues increases. You can expect our Association to be strong and stable for many years to come. We have just completed the elections for the 2015 Board of Directors and the final slate will be identical to 2014.

Our Belwood Dolphins dished out a superb effort this year and we're looking forward to another competitive season in 2015. The Cabana Swim Staff put on a first class 4th of July party for all of us. Movie nights and Bingo Rich were another welcome summer highlight. Finally, our Halloween party capped off the season of Cabana activities with outstanding help and support from the Belwood community.

Looking forward to 2015 there are a number of improvements scheduled, the most significant will be a refresh of the bathrooms, to include re-sealing of the floors and some reconfiguration of the women's bathroom. The reconfiguration will result in greater privacy and some limited aesthetic improvements. The Board feels all will agree the end result will be an improvement. However please keep in mind the Board expends great effort to manage the facility in a fiscally responsible manner, as such we do not have large improvement budgets from year-to-year; so temper your expectations.

We are a volunteer organization and the Association activities require the effort and support of our membership to ensure successful outcomes. Thank you to all, for your contributions this year and we're looking forward to another fun and successful year in 2015.

Hope your Holidays were memorable and Happy New Year!

Todd Harris – President

Treasurer Report

As we close 2014, I'd like to thank everyone who helped out this year with the cabana or association. Without the dedicated volunteers, we'd have no Bingo night, Halloween Party, 4th of July Party, or even such a well-kept cabana facility. The board dedicates many hours as well, at board meetings and in various committee capacities to make things happen. Without such a dedicated team, things like the new pool deck, interior painting, bathroom updates, etc. would not happen. So next time you run into one of the board members, please take a moment to thank them as well.

Our financial picture is satisfactory, with expenses closely matching budget. In our October Board meeting, we voted to allocate \$40K from our checking account to our reserve accounts to pay for future expenses, which will give us roughly \$120K in reserve funds overall. While our reserves are not fully funded, we are working hard to make sure that money is there to pay for future expenses as they arise.

As you learned from the financial package, the board of directors voted to raise dues 5% from \$480 to \$505 per unit. We last raised dues in 2012, but felt that we could maintain our financial condition without an increase this year. As previously stated, my goal has been to fully fund all operational items, and have the required annual reserve contribution, for each year's budget.

You will be billed for the 2015 assessment in December, and they will be due in January. By promptly paying, we will avoid spending money to continue to send statements to members, to send registered letters to those who are delinquent past certain time periods, and eliminating extra work by our bookkeeper. As always, if there is a reason why you can't pay your dues or need to schedule a payment plan, please feel free to contact myself or another board member to work out an appropriate arrangement for your personal situation.

If you have ANY questions, I encourage you to come to a board meeting or contact me directly.

David Klenske – Treasurer

Secretary Report

2015 Board of Directors Election

The annual election of members for the Board of Directors was held. Ballots were mailed out on mid-October. Of the 285 ballots sent 83 were returned, 78 of which were counted (5 had no signature on the return envelope). Returned ballots were tallied by an independent inspector for the election at the November 18th meeting of the board of directors. There were nine candidates on the ballot for the nine board positions. There were also three additional names written-in.

As a result of the tally, the nine candidates on the ballot were elected. The directors for 2015 are Natalie Adee, Mitchell Cipriano, John

We're on the Web!

Visit us at:

www.belwoodhomes.org

Csubak, Lloyd Grant, Todd Harris, Scott House, Dave Klenske, Tom Martin, and Kevin Kessel.

Officers will be selected at the January board meeting. Thank you to all association members who cast their votes. Thank you to the board member candidates for volunteering. The board is responsible for oversight of facility maintenance, supervision of employees, and financial planning and tracking. Board members participate in a monthly meeting and spend a modest amount of time outside of the meeting.

Being a board member is a rewarding way to get involved and make a valuable contribution to the Belwood community. No experience is necessary. If you would like to become a candidate for the Board of Directors, please contact the board secretary or any board member anytime. Another way to contribute is to help out with cabana activities. Contact any board member (or specific event coordinators) if interested. Your participation is appreciated.

Tom Martin- 2015 Secretary

Email us:

hoa@belwoodhomes.org

Cabana Contact:

Gina Wagner
408.358,2229
cabana@belwoodhomes.org

HOA Mailing Address:

Belwood HOA
P.O. Box 1372
Los Gatos CA 95031

Places to visit with Children in Bay Area

- Vasona Park in Los Gatos
- Kelley Park in San Jose
- Happy Hollow Park and Zoo in San Jose
- Hidden Villa Farm tours, themed hikes; in Los Altos Hills
- Shoup Park in Los Altos
- Coyote Creek Trail in San Jose; great for bike riding
- Deer Hollow Farm in the Rancho San Antonio Open Space Preserve
- Emma Prusch Farm Park in San Jose
- Wilder Ranch in Santa Cruz
- Fitzgerald Marine Reserve on Moss Beach; great for tidepooling
- Frontierland Park in Pacifica
- Gilroy Gardens Family Theme Park
- Guadalupe River Trail in San Jose; 11-mile bike and pedestrian trail
- Hiller Aviation Museum in San Carlos
- Japantown in San Jose a few miles from downtown
- K1 Speed Indoor go kart racing in South San Francisco
- Palo Alto Junior Museum and Zoo
- San Francisco Bay Bird Observatory guided walks and birding outings
- San Jose History Park at Kelley Park
- Children's Discovery Museum of San Jose
- Children's Musical Theater San Jose
- Tech Museum of Innovation in Downtown San Jose
- San Jose Museum of Art
- Many SF museums are free to the public on the first Tuesday of the month
- Bay Badminton Center locations in Burlingame, South San Francisco and Milpitas

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

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

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

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 spring edition of this newsletter will be published in March 2015 Please send your contributions or ideas to Silvia E. Lee at

bel.editor@gmail.com by **March 1, 2015**

Thank you! Silvia