

# Belwood Belringer

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



## In This Issue

- **President's Message**
- **Treasurer Message**
- **Secretary Message**
- **Job Posting**
- **Belwood News and Events**
- **Swim Team update**
- **Ladies Water Fitness**
- **Community Bulletin Board**

### Board of Directors of Belwood Homes Association

**President**

Rich Renati: 408 690-8568

**Vice President**

Lloyd Grant: 408 358-4956

**Treasurer**

Dave Klenske: 408 829-3283

**Secretary**

Dan Saban: 408 799-6380

**Directors**

Scott House: 408 655-3691

Debbie Gary: 408 981-3131

**Facilities Manager/Cabana  
Scheduling**

Open Position

[cabana@belwoodhomes.org](mailto:cabana@belwoodhomes.org)

**Belringer Newsletter**

Debbie Gary

[debbiegary@comcast.net](mailto:debbiegary@comcast.net)

Email us:

[hoa@belwoodhomes.org](mailto:hoa@belwoodhomes.org)

HOA Mailing Address:

Belwood HOA

P.O. Box 1372

Los Gatos CA 95031

**We're on the Web!**

Visit us at:

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

## *President's message— by Richard Renati*

The Board of Directors is looking forward to 2022 and are hopeful that life in Belwood will return to the “new normal” as the country and our community deals with pandemic and all its twists and turns.

In 2021, the HOA was able to complete a few major projects including a lawn irrigation system upgrade, pool resurfacing, and installation of an auto-fill valve for the main pool. Now that these projects are complete, the pool is as good as new, and the grass will be greener in 2022.

The pool was completed in June and up and running for the July 4 holiday. The project included all new tiles for the lane lines and targets (crosses on the walls), installation of an auto-fill valve, new ladder steps, upgraded entry steps and handrails, and upgrade LED lighting. In addition, in order to bring the pool up to current code, “No Diving” tiles were added to the deck surfaces to denote shallow areas. After applying two coats of upgrade long life plaster, the pool was filled with over 90,000 gallons of water, and brushed daily for 2 weeks to ensure a smooth and durable surface. The pool is looking fantastic, and we are hopeful that the surface will be in service for the next 10 to 15 years.

As we move into 2022 the Board of Directors plans on taking advantage of the offseason to fumigate and treat the cabana structure for dry wood and subterranean termites. After treatment, termite damage and dry wood damage will be repaired.

In addition, we will be removing a dying mulberry tree near the BBQ area and replacing some fencing.

Gina Wanger has decided to resign from the facility manager position. Over the years, Gina has brought her passion to making the pool and cabana club fun and safe for all the children and families in this community. If you see Gina around the neighborhood, I encourage you to thank her for her 23 years of service.

With that being said, the Board is searching to hire a new facility manager. If you or you know of someone who is interested, please contact myself or any other board member to learn more about the position.

Lastly, the HOA is always looking for additional board members. If you are interested in servicing the neighborhood, and have interest in joining the BOD please feel free to contact myself, or come to a HOA meeting to see what it is all about. HOA meetings are located in the Cabana, and are held on the 3<sup>rd</sup> Tuesday of every month at 7:30 pm.

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# Thank you Gina

I have greatly enjoyed making the pool and cabana club not only fun and safe for my children but for all the children and families in this community. I can only hope that the next facility manager is as passionate about this neighborhood as I have been and that the pool will always be a special place for many years to come. The relationships I have built through this experience will be cherished and I am honored to have been a part of Belwood's legacy.

Sincerely, Gina Castello Wagner

## *Treasurer's message— by Dave Klenske*

Happy 2022! We are hoping this year brings us closer to normal operations with the cabana facility And we are crossing our fingers and surgical masks that we can open on time and have regular activities this year.

The HOA stayed financially healthy in 2021. The board did a great job keeping expenses in check, and we were able to contribute \$70K into our reserve fund at the end of the year, which further enhances our balance sheet. We try to contribute about \$35K per year, and given some excess rollovers from previous years, reduced expenses due to extended pool closure and a careful cash flow analysis we were able to have a larger contribution than planned.

With significant inflationary pressures on our budget, the board voted to raise dues to \$600 per

member. That is a 3% increase and was the first increase in dues in two years. We strive to provide the best value to members but given the fact that inflation is much higher than 3%, we will have to monitor expenses to determine what we do in the future.

Our financial package was sent out in the fall, via email if we have an electronic consent form on file, or via paper if we do not. if you have any questions on it, please reach out or come to a board meeting.

Despite the pandemic, all but one member paid their 2021 dues. As we have a fiduciary duty to collect dues from all members, we appreciate prompt payment. And if you paid for an after hours pool key in 2021 (or 2020), you can purchase a 2022 key at a 50% discount to help compensate for the pool closure during the necessary repairs.

### ***Job Opening—Facilities Manager***

The job is part time position roughly 8 hours per week and pays a monthly salary.

Basic duties of the job:

- ⇒ Manage all facets of facilities upkeep as approved by the Board including management of cleaning service, gardening service, pool service, and procurement of supplies as needed. Monitor and advise Board on maintenance issues.
- ⇒ Manage facility rentals by keeping a master calendar and collections of fees from individuals/organizations who rent the facility according to the Board approved fee structure and rules.

- ⇒ Pickup mail from Los Gatos Post Office.
- ⇒ Review and transmit payroll information to payroll service for all employees including lifeguards and pool manager. Assist bookkeeper regarding payroll.
- ⇒ Provide off-season duties such as vacuuming pool, checking chlorine and water levels and pump room equipment, and moving the dumpster to the street.

**Contact any of the board members if you are interested or know a potential candidate for the position.**

## ***Secretary's message— by Daniel Saban***

Greetings and Salutations!

You may have noticed that you did not receive an election ballot for the 2022 Belwood of Los Gatos Homes Association Board of Directors. This year, the number of qualified nominees (6) was less than the number of vacancies (7) for the HOA Directors so the Board declared the election uncontested pursuant to Section 4.2 (d) of the current Bylaws. As an uncontested election, the Board did not have an election per se but if anyone is interested in a board seat, that person can approach the Board and the Board can immediately appoint someone to fill a vacancy before the next election.

Your 2022 Board of Directors will be:

Debbie Gary

Lloyd Grant

Scott House

Dave Klenske

Rich Renati

Daniel Saban

Open Position— looking for a 7th member

The 2022 Board will hold its first meeting January 18<sup>th</sup>, and the first item of business will be to elect officers for the year, President, Vice President, Treasurer and Secretary.

If you would like to view the current Belwood HOA by-laws, they are posted on the HOA website: [http://www.belwoodhomes.org/ewExternalFiles/Belwood%20Bylaws%202017\\_10.pdf](http://www.belwoodhomes.org/ewExternalFiles/Belwood%20Bylaws%202017_10.pdf)

Every member should have received by either email or USPS the 2022 Annual Budget and Policy Disclosures sometime in November. Going forward, if we have on file for you a [Consent to Electronic Transmission](#), you will receive future communications, including the bulky Annual Budget and Policy Disclosures by email rather than by USPS. I encourage everyone to submit that Consent to Electronic Transmission so that we can conserve money, time and the environment.

Looking forward to 2022!

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## ***How do I get a Pool Key?***

What is the benefit of having a key?

1. Use of the pool outside of lifeguard hours between 6 AM and 10 PM
2. Use of the pool early or late in the season, when lifeguards are not staffed
3. Use of the picnic area, bocce lanes, or basketball court year round

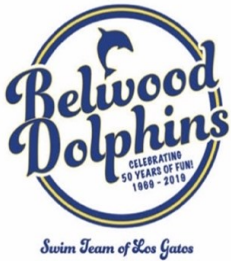
If you would like to order a key go to the website, download the form, and pay the fee.

<http://www.belwoodhomes.org/forms.html>

## *Belwood News and Events*

### *Belwood Swim Team News*

#### **Calling All Dolphins!!!! Registration will open on February 15th.**



After a two year hiatus, the Belwood Cabana Swim Team will be back in action this summer!!

Are your children ready to make new friends, improve their swimming skills, and have fun in the sun with neighbors? Then the Belwood Cabana Swim Team is for them!

The Belwood Dolphins Swim Team is comprised of children, ages 5 to 18, living in and around the Belwood neighborhood of Los Gatos, California.

The season usually begins in mid-April with tryouts for new members and ends in late July with the VCSL Champs meet. Practice is held up to 5 days a week at the Belwood Cabana pool in the afternoon while school is in session and in the mornings once summer vacation is underway. Our first swim meet is Time Trials in late May followed by five dual meets against the five other teams in the league.

**Registration will open on February 15th. Please visit [www.belwooddolphins.com](http://www.belwooddolphins.com) to sign up.**

Questions may be e-mailed to Laura Lajeunesse at [laurajlajeunesse@gmail.com](mailto:laurajlajeunesse@gmail.com)

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#### **LADIES WATER FITNESS - Tuesday's & Thursday's 11:45am – 12:45pm**

Class will run from June 7th – Mid September each Tuesday's & Thursday's 11:45am – 12:45pm  
This water fitness class provides a cardiovascular workout. It strengthens and conditions your body without stress to muscles and joints. This is a great way to add variety and fun to your workout. You must know how to swim to attend class. No equipment needed this is a great class to get to know your neighbors and have some fun while you exercise.

Advance reservations and payment are required to attend

Email [cindyadamspilates@gmail.com](mailto:cindyadamspilates@gmail.com) Text or Call 408-655-5696



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### ***Cabana– Eagle Scout Project***

The Cabana is in need of a new storage Shed for the Pool supplies. This could be a great Eagle Scout project. The Cabana club will pay for all the materials needed. If you know any local scouts looking for a project please have them email the Belwood board at [hoa@belwoodhomes.org](mailto:hoa@belwoodhomes.org)

## **Community Bulletin Board**

If you would like to be added to the bulletin board send the info to the Editor [debbiegary@comcast.net](mailto:debbiegary@comcast.net)

### **Emergency Preparedness**

Emergencies can come without warning. Are you prepared with your first-aid kit and plans to help your family and neighbors?

Each person's needs and abilities are unique, but every individual can take important steps to prepare for all kinds of emergencies and put plans in place. By evaluating your own personal needs and making an emergency plan, you can be better prepared for any situation.

A commitment to planning today will help you prepare for any emergency situation. Preparing makes sense. Get ready now.

Sign up to get emergency notifications for your area or jump in and become a community volunteer.

Here is the town website. <https://www.losgatosca.gov/2026/Emergency-Preparedness>



### **Check out our local author**

Author Betty Auchard lives in the Belwood neighborhood and she has written and illustrated her fourth book. The title is "Posing Naked, and other true tales" available on Amazon where you can also read the reviews. Email her at [btauchard@aol.com](mailto:btauchard@aol.com) or check out her website [bettyauchard.com](http://bettyauchard.com).

### **Music Lessons**

Looking for a music teacher for your children or yourself? GREAT teacher available. Claudia holds a Master in Music from the Geneva Conservatory of Music. She has more than 20 years of experience teaching piano, recorder, ear training and theory to children and adults. For more information see [www.claudiagantivar.com](http://www.claudiagantivar.com) or email [cgantivar@yahoo.com](mailto:cgantivar@yahoo.com).

### **Santa Clara Valley Mineral /Gem Society**

Meet at Belwood Cabana the Fourth Tuesday of the month.

Please call Kathy McChristian (Junior Program) 408.258.8400 or Frank Mullaney 408-266-1791

### **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)

### **Middle School/High School Math Tutor**

California Mathematics Single-Subject Teaching Credential. Belwood resident since 1984. Tom Martin: 408-656-4017.

### **Rentals - OAHU LUXURY TOWNHOME**

Fabulous, luxuriously 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: [www.koolinahome.com](http://www.koolinahome.com)