

Belwood Belringer

www.belwoodhomes.org



In This Issue

- **President's Message**
- **Treasurer's Message**
- **Secretary's Message**
- **Belwood News and Events**
- **Swim Team update**
- **CERT**
- **Monday Yoga**

Board of Directors of Belwood Homes Association

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hoa@belwoodhomes.org

President
Rich Renati: 408 690-8568

Vice President
Debbie Gary: 408 981-3131

Treasurer
Bob Kalpin 408 306-7610

Secretary
Dan Saban: 408 799-6380

Directors
Dave Klenske : 408 829-3283
Lloyd Grant: 408 358-4956

Facilities Manager/Cabana Scheduling

Sophia Smith
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408-358-2229 (Voicemail only).

Belringer Newsletter

Debbie Gary
hoa@belwoodhomes.org

Events—Mary Schepman
hoa@belwoodhomes.org

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P.O. Box 1372
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We're on the Web!

Visit us at:
www.belwoodhomes.org

President's message— by Richard Renati

Over the past 5 years serving on the HOA board, I have witnessed the commitment of the current Board of Directors (BOD) to realizing our primary duties, including: representing the common interest of the entire membership; managing the facility in a safe and sound manner; maintaining financial/fiduciary responsibilities; and administering the facility in such a way, that it is viewed as an enhancement to our Belwood community. As a completely volunteer leadership group, their efforts are greatly appreciated, and should be applauded. With that said, we currently have one vacant position on the Board of Directors and are actively looking for Belwood residents to fill this position. The HOA cannot run without the efforts of our dedicated BOD, and it is imperative that we get new members involved to ensure the preservation of our cherished community asset. If you are interested in joining the Belwood BOD please contact any board member and fill out the application form found in FORMS on the HOA website. We would love to have more community participation to support our HOA.

The HOA is primarily focused on maintaining the cabana property and administering the use of the cabana facility as an asset to the Belwood community. The cabana facility fosters the building of community in countless ways including the Belwood Dolphins swim team, community Bingo and movie nights, 4th of July neighborhood party, Halloween party, yoga classes, aqua aerobic classes, swim lessons, lifeguard staffing, and facility use and rentals for all types of functions and celebrations.

With this, the BOD is often asked to participate in general neighborhood issues and concerns that are outside of our primary focus. For these matters, the BOD typically defers to the Town of Los Gatos for defining the codes, approvals, and enforcements, and the HOA does not provide oversight relating to these affairs. Such matters include but are not limited to the following:

- Matters relating to architectural approvals, construction, and remodeling, etc.
- Matters relating to land use for purposes other than Single Family Dwellings. Due to recent California Laws, the HOA cannot enforce restriction relating to the reasonable use of the properties including additions of ADU's (Accessory Dwelling Units) and other multi-family dwellings.
- Matters relating to property use for short-term rentals.
- Matters relating to street parking, traffic, or other road issues.
- Neighborhood nuisances such as trash, fire hazards, excessive noise. etc.

In the event that Belwood homeowners have general neighborhood concerns that are not adequately addressed by the Town of Los Gatos, the BOD encourages homeowners to consult with the BOD on how to best leverage the HOA to help resolve issues.

Richard Renati
richardrenati@yahoo.com
(408) 690-8568

Secretary's message – by Daniel Saban

Greetings and Salutations!

You may have noticed that you did not receive an election ballot for the 2023 Belwood of Los Gatos Homes Association Board of Directors. Once again 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 ("acclamation") pursuant to Section 4.2 (d) of the current Bylaws. As an uncontested election, the Board did not have a formal election. There remains an open board seat, so any interested class A member can approach the Board about potential appointment before the next election or board meeting.

The 2023 Board held its first meeting January 17th, and the first item of business was to elect officers for the year.

Your 2023 Board of Directors and Officers will be:

Debbie Gary (Vice-president)

Lloyd Grant

Bob Kalpin (Treasurer)

Dave Klenske

Rich Renati (President)

Daniel Saban (Secretary)

Open Position– looking for a 7th member



Long-time board member Scott House did not return to the Board this year. We would like to give a HUGE THANK YOU to Scott for his 10 years of service on the Board. Scott's knowledge and expertise has been very helpful over the years. He was also instrumental in getting the basketball court to be in the great condition it is now (remember the times when one or both of the backboards were always broken?!). So if you use the basketball court, be sure to thank Scott if you get a chance.

Every member should have received by either email or USPS the 2022 Annual Budget and Policy Disclosures in November or December last year. 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 form so that we can conserve money, time and the environment.

Looking forward to 2023!

Treasurer's message— by Dave Klenske

Happy 2023 Belwood Residents! This new year will be a time of positive and significant changes for the Belwood Homes Association. And this will be my last Treasurer's Report, but more on that later.

First, let's wrap up 2022. Overall our balance sheet remained strong in 2022. We finished the year with approximately \$270K in our reserve account (what we use to pay for large facility replacement projects at the facility) and \$11K in checking. We were able to contribute \$40K to our reserve fund which was slightly more than our budget anticipated. We did notice an increase in expenses, and tried to account for those in our 2023 budget which was distributed to members in the fall. The board continues to do a good job at financial planning and avoiding unexpected surprises.

One of the biggest changes in 2023 you'll notice is a change to a new external bookkeeping service ([HOA Accounting Services](#)) from having a part time bookkeeper on staff. As a small HOA trying to keep costs in check, we hired resident members to keep our books. We are ready to move forward with a professional firm and many benefits will result such as:

- *Enables a password protected member portal, where residents can easily access meeting minutes, newsletters and other information that may not be posted on a public website*
- *Member payments can be made by ACH automatically and directly from bank accounts, eliminating the need for residents to send in a check every year or remember to use Zelle.*
- *An email tool that we can use to communicate with residents. The free option we are using today (MailChimp) has blocked communication with some resident email addresses and they can no longer receive email notices we send out*
- *Subject matter expert who can ensure we are in compliance with the ever increasing HOA laws mandated by the state of California*
- *Provides timely reports to the board with dedicated customer service representative*
- *Provides board portal where board members can access documents including digital copies of current and past invoices*
- *Allows board member (treasurer or president) approval of EACH invoice to be paid, a best practice*
- *Simplification of home transfers and document demands from realtors and title companies*

We would like to thank our long time bookkeeper, Cheryl Cooperrider, who has worked very hard over the years to ensure we have had clean financials and decision making ability for board business. I cannot overstate the contribution she has made to the Belwood community.

The move to HOA Accounting Services will be a transition and both Cheryl and I will be working diligently over this quarter to make sure it is executed well. February will be the main month as we will have parallel activities to ensure the firm is ready to take over in March.

And the last exciting update is that we are welcoming a new treasurer, Bob Kaplin. Bob has been on the board for the past year and I have been working to bring him up to speed on the role of treasurer. Over the next year, I plan to assist Bob with the annual cadence of the treasurer position, which I have held since January 2005. You are in good hands with him and I look forward to Bob having a lasting contribution to the HOA and our community.

It's been a pleasure serving as your treasurer for many years and I look forward to the growth going forward.

Belwood News and Events

Yoga Class Free for Belwood

Weekly yoga classes Monday's at 6pm in our cabana clubhouse. Led by Belwood residents Elif and Liz, this yoga class is offered free of charge to all Class A homeowners and Class D members who have paid HOA dues this year. No sign up is needed, just show up!

Please bring a yoga mat, blanket and any accessories you may need for your practice (eg blocks, straps) .



About the class: 50 minutes Slow Flow. Graceful flow of poses combined with breathwork to deliver challenging core work for beginners and intermediate students to build strength and to bring mindfulness.

About the Instructor: Elif Albuz, completed her yoga teacher training in Yoga Source Los Gatos, under the guidance of Linda McGrath, Angela Majic and working towards completing 500hr training. She enjoys teaching friends and family, and is hoping to bring people closer spreading friendship, mindfulness and clarity.

Local Boy Scout Troop 339

Troop 339 has a long history of providing fun and challenging scouting experiences for teenage boys. We welcome any interested boy of Scout age, starting in 6th grade until 18 years old. Scouts meet weekly for a meeting/planning session and usually have one camping experience each month.

A Scout spending a year or more in our Troop will experience hiking, camping, backpacking, navigation, cooking, first aid, rope work, knots, climbing, rappelling, snow sports, kayaking, caving, bicycling, boating, swimming, and more.

The skills we are teaching are not only used for outdoor challenges, but can also be applied at home, school, and work. There is a confidence that comes from knowing what to do, and from having done it before, that allows the Scout to emerge as a leader in many situations. The way we build this confidence is through challenge. Our outings stretch the youth's experience to, and often beyond, what they thought they could do.

For more information visit the website for the troop.

<https://www.pclg.org/339-2/>

Our recent past adventures:

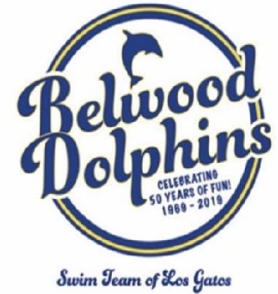
Camping /Orienteering Grant Ranch
Monterey Bay Kayaking and Camping at Mt. Madonna
Backpacking at Henry Coe
White Water Rafting
Backpacking at Castle Rock



Charter Organization: Presbyterian Church of Los Gatos 16575 Shannon Road Los Gatos, CA 95032

Belwood Swim Team News

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! Belwood Dolphins Swim Team is comprised of children, ages 5 to 18, living in and around the Belwood neighborhood of Los Gatos, California. Belwood has been part of the Valley Cabana Swim League (VCSL) since 1999. The other teams in the league include: Almaden Country Club, Los Paseos Aquatic Club, Montevideo, Oaktree Park Swim Team and Silver Creek Country Club.



Our season starts April 18th and finishes July 16th. We have five dual meets against local teams, and one season ending meet when all the teams compete at "Champs." Throughout the summer, there are plenty of opportunities for social events (parents and kids). 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.

Registration will open on February 1st and closes February 28th. to sign up or for more information visit www.belwooddolphins.com

Questions may be e-mailed to
Laura Lajeunesse at laurailajeunesse@gmail.com or
Darrin Shimizu at darrin.shimizu@gmail.com



Calling all teens interested in becoming lifeguards next summer



Do you have a student close to 15 years old that is ready for a paying job next summer? They can lifeguard at the Belwood Pool, must be 15 years old by the last day of Red Cross class. Contact the Belwood HOA if you are trained and interested in a job.

The American Red Cross Lifeguarding Classes in San Jose are designed to train you with the necessary skills to promote water safety, prevent accidents and injury while also learning crucial response techniques in the event of a water emergency. The Red Cross lifeguard training program is designed to arm you with the proper knowledge necessary to be a lifeguard while also preparing you for a variety of scenarios around water.



<https://www.redcross.org/take-a-class/lifeguarding>

CERT (Community Emergency Resource Team) for Bel-



Did you know Belwood has a CERT (Community Emergency Resource Team)?
We are looking for more members to join the team.

The Community Emergency Response Team (CERT) program is a nationally supported, locally implemented initiative that teaches people how to better prepare themselves for hazards that may affect their communities. Local CERT programs train and organize teams of volunteers to assist their families, neighbors, and other community members during emergencies when professional responders may not be immediately available to provide assistance. CERT offers various opportunities with you in mind.

Before, during, and after disasters, CERT volunteer teams perform basic response activities, including checking on neighbors, distributing information, supporting emergency operations centers, and helping to manage traffic and crowds. After the last storm the Belwood team drove the neighborhood checking for downed trees to report to the city via HAM radio and a GMRS/Walkie-Talkie radio. Our CERT group practices over the air communication regularly. Belwood CERT has an emergency shed at the Belwood pool facility to act as our communications hub in case of emergency.

Belwood CERT Leader Klaus has been our leader for the last eight years and is looking for a replacement, Klaus will continue assisting the new lead. Please consider joining the team.

Here is a link to learn more about CERT. https://community.fema.gov/PreparednessCommunity/s/open-training?language=en_US

Please contact Klaus if you need more info

Stay Healthy, Klaus Schumann k.schumann@comcast.net KK6EBL

Doggie Reminder -Belwood is a big walking neighborhood.

In the evenings, please consider wearing reflective or light-colored clothing to warn drivers of your presence. Pets may benefit from wearing a lighted collar, as well.



BE BRIGHT BE SEEN

Please be respectful and clean up after your dog, seeing way to much dog poo in the park and in the neighborhood. The park should be treated as an extension of our yards even the natural none landscaped areas you need to police your dog poo.



Community Bulletin Board

If you would like submit an article send the info to the Editor Debbie Gary hoa@belwoodhomes.org

Santa Clara Valley Mineral /Gem Society

We are a group of Rock, Mineral and Jewelry enthusiasts that meet on the fourth Tues of each month at 100 Belwood Gateway (The Cabana Club), Los Gatos, CA

Field Trips—We sponsor frequent field trips and tours for mineral, rock and fossil collection. We participate in the North Bay Field Trip cooperative. Field trip listings are published monthly in our bulletin.

Further information and maps are available at our monthly general meeting.

Study Groups- are formed as member interest dictates. We have had study groups in faceting, beading, carving as well as in mineral identification and lapidary. New groups form as needed.

We have an extensive library of books and video tapes covering most facets of the hobby and earth sciences is available to our members.

Guests are always welcome at our meetings, study groups and field trips.

Please call Kathy McChristian (Junior Program) 408-258-8400 or Frank Mullaney 408-266-1791



How do I get my Pool Key?

Pool keys will be delivered to you if you purchased a key this year. After hours pool key costs \$75 each year and If you would like to order a key go to the website and download the form

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

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