

BELWOOD BELRINGER

MARCH 2018

www.belwoodhomes.org

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PRESIDENT'S MESSAGE

Happy New Year!

I am truly honored to serve as your HOA Board President for 2018. Speaking on behalf of the Board, we look forward to a great year for both the club and the Belwood community at large!

Introducing Myself

My wife Joyce and I moved into the Belwood neighborhood in 1984, so we are becoming a bit the old timers. When we moved in, our daughter, Amber, was 18 months old, and our son, Jason, was 18 months from being born. After years of swim team, Y-Guides, etc., both are now married with families of their own. Joyce recently retired from teaching at Alta Vista Elementary School, where she might have come to know some of you and your children. I worked for 26 years in high tech before spending my last ten professional years as a math teacher at various local schools. We are now both enjoying retirement and our grandchildren!

Four years ago, I joined the Board, serving as its Secretary during those years. This is my first year as Board President.

Thanking My Predecessor

Before looking to the future, I would be remiss if I did not extend copious thanks to my predecessor, Mitch Cipriano. During Mitch's tenure as HOA Board President, the facilities continued to undergo significant improvement: the bathroom upgrades were completed; the bocce ball courts were installed; new, upgraded basketball backboards were installed; the by-laws were revised to reflect current law. We get many compliments on the appearance of the club, as evidenced by the fact that realtors first drive by the club to introduce the neighborhood to potential buyers. Thanks for your great leadership, Mitch!

Looking to the Future

Mitch left things in such good shape that my number one priority for 2018 is not to mess anything up! Speaking metaphorically, the ship is in great shape and pointed in the right direction. As a result, 80% of this year's Board efforts will be spent keeping things moving forward accordingly.

As to the other 20%, I see two main areas for improvement:

- **Facilities Scheduling**—Many of you book the facilities for your own events. Walking or driving (or running) by the club throughout the year, I've seen many birthday parties, wedding receptions, graduation parties, and other member-sponsored happenings at the club. This year, the Board is investigating options for improving the facilities booking process. Keep in mind that our club is relatively small, with limited revenues, so there are financial limits to what can be done. However, your Board understands that the world has moved to the Web as the go-to place for this sort of service. Consider 2018 the Alpha and Beta test year for various options. Realistically, the earliest anything would be available for general usage would be in 2019. (Of course, if someone would like to see this happen sooner, and they have the skills to make it happen, we are open to volunteers!)
- **Activities**—Our club hosts many activities, mostly serving children and their families during the summer months. Your Board is interested in assessing whether the general membership would like to see more activities, especially throughout the year, with some specifically targeting adults: book club, bocce ball tournaments, wine tasting, Foreign Film Night, etc. We also want to assess in the general membership's interest in resurrecting the Halloween Party. Last year was the first year in several that we could not find anyone to volunteer to lead the Halloween Party effort. Has interest waned, are people just too busy, or is it something else? Within the next few months, your Board plans to conduct a survey of the general membership regarding club activities.

Of course, if you have feedback for the Board, don't wait for a survey. My contact information is provided with every Belringer, as well as on the HOA website:

www.belwoodhomes.org.

Happy 2018!

- Tom Martin, President, Belwood Homes Association

TREASURER'S REPORT

As we head into spring, I'm still trying to figure out what happened to winter. I've spent much more time on my mountain bike than on skis this year. Hopefully we'll get some much-needed rain soon to bring greenery to Belwood this spring.

2017 in Review

We closed 2017 fairly close to expectations. Our revenue was 5% higher than budget, driven by higher key fees, swim team charges and transfer charges on home sales. Expenses were 1% over budget. While there were a number of variations overall with expected individual expenses, we were able to stay fairly close to budget. The overall net income was 27% higher than anticipated, which allowed us to contribute \$30K to our reserve fund and still have ample operating cash for the start of January. Our balance sheet remains strong, with approximately \$186K in reserves and \$15K in cash at the end of 2017. We only spent \$2,400 in reserves for the year as we were able to defer some expected projects as they were not necessary in the calendar year. While regular maintenance is crucial to protecting our investment, if something we expected to replace is still usable we usually opt to wait.

Impact of 7 Board Members

For 2018, per the new By-Laws we now only have 7 board members, down from 9 authorized previously. Luckily, we have 7 residents willing to run for the board so we have no vacancies. Many years we were unable to field 9 candidates, so the impact is expected to be minimal. For various reasons, we restrict who can be an officer on the board (i.e. President, Secretary, etc.). This disqualified three of our directors from running for an office, and almost led us to an interesting constitutional situation. Our by-laws require 4 officers, but we can't have an officer serve two positions (i.e. be Vice President and Treasurer). Hence, we need to make sure going forward that we have enough eligible officers on the board.

Insurance Review

As you'll read elsewhere in this issue, we tackled our insurance in 2017 as well. We wound up having to change agents, but have updated policies and expect to save about 10-15% over our previous policies with improved coverage. A lot of hard work went into this, but we'll be better off overall with the changes we made, in addition to being money ahead.

Annual HOA Member Meeting

For those who regularly attend our annual HOA member meeting in May, please note that we have eliminated that. You are free to show up and enjoy our board meeting, but we won't have a specific member meeting. Truth be told, we seldom had anyone show up and this will simplify work required by board members. Everything we would present is found in the annual mailing you receive in the fall, so members evidently did not feel the need to show up. BUT, every month our board meeting has a Homeowners Forum so if you ever want to drop in and speak your mind, or to ask questions of the board, you have twelve other opportunities each year to say hello.

Looking forward to seeing you soon,

Dave Klenske, Treasurer, Belwood Homes Association

SECRETARY'S REPORT

Insurance Update

After months of research, the Belwood Board voted to approve an insurance agent for the HOA that specializes in Homeowners Associations and will support the Board in ensuring continuing compliance with the Davis-Stirling Act, the California law which governs all residential common interest developments. The Board is anticipating more comprehensive and efficient insurance coverage at a lower cost by coordinating all of the HOA insurance products.

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

- Daniel Saban, Secretary, Belwood Homes Association

FOR YOUR INFORMATION

Love all of the improvements made to the cabana over the past few years? Want to host a party or have a private picnic? Yes you can! In 2017, over 20% of you rented the facility out for an event. We love the fact that so many people want to use it. And now, we've made that experience even better.

What's the number one question that is asked by residents who want to rent?

“Is my party date available?”

Yup, a call gets made or an email gets sent, asking this very question. And your board heard you loudly, and we now have the answer to your question before you even ask it. Some new magical, shiny thing? An augmented reality headset that can read your brain waves? Almost but not quite.

Using the technology our friends here in Silicon Valley developed, we now have a dedicated calendar on the website that lists all of the events we have going on. Want to know if someone else is having a birthday party at the cabana the same day you are? Just check the calendar. Want to know if there's a swim meet before you invite your relatives over for a picnic and bocce ball tournament? Just check the calendar.

Our facility manager Gina Wagner has put everything online, so before you call or email you know if something's going on. All of the 'public' events such as board meetings, swim team events and certain groups are listed on the calendar. All of the 'private' events, such as your birthday parties and picnics, are blocked off as **busy**. So, while someone knows something is going on, they don't know it is YOU who is hosting. Both the Cabana and the Picnic Tables can be reserved independently, and are listed on the calendar.

So, next time you'd like to rent out the facility for your special event, check out the calendar (<http://www.belwoodhomes.org/calendar.html>) FIRST. Then, send an email to us at cabana@belwoodhomes.org and let us know when you'd like to rent. We hope this saves you time and is a benefit to all. And, since it's all web based, we can optimize as we go along to ensure that it stays that way.

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|------------------------|--------------------------------------|----------|--------------------|-------|-----|-----------|
| 25 | 26 | 27 | 28 | Mar 1 | 2 | 3 |
| | 7:30pm Belwood HO/ 6pm Mineral & Gem | | | | | |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | | | 6pm busy | | | |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 10am busy 10am busy | 7pm busy | 5pm busy | 7pm Adventure Guid | | | |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| | 7:30pm Belwood HO/ | | | | | busy |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| | 6pm Mineral & Gem | | | | | 12pm busy |

The Belwood Pool is Hiring!

Starting in April, Belwood will be looking for lifeguards to staff the pool. This is a great opportunity for a high school or college student looking for a fun way to earn some cash over the summer. Contact HOA@belwoodhomes.org.



Daylight Savings Time
2018 in California will
begin at 2:00 AM on

Sunday, March 11

Community Supported Agriculture (CSA)

A healthy partnership of land, plants, animals, and people (Tom Broz, Live Earth Farm CSA). Would you like the ability to choose fresh, organic fruits and vegetables, eggs, and other items while supporting local farmers? A share in a CSA may be for you. With a CSA share, every week fresh, local food is delivered ‘close to’ your door. Two local farms offering CSA shares are Live Earth Farm, with a weekly pickup near Affordable Treasures, and Farmhouse Foods, with a weekly pick up here in Belwood. Both have extremely satisfied Belwood neighbors as members. Check out their websites and join us in eating local! LiveEarthFarm.net, and EatWithTheSeasons.com.

Belwood Cabana Belongs to YOU!

Would you like to see more diversified activities and events at the cabana? Maybe a Cinco De Mayo party? PI day? Diwali? The cabana has a complete template for “how to” organize a party. And we have people willing to help, just start the ball rolling with a call to Gina Wagner to set up an available day, an email to the board for an email blast, and let’s have some fun!

An Artist Among Us

Claudia Liliana Gantivar

<http://www.claudiagantivar.com>

cgantivar@yahoo.com

Claudia is a renowned recorder player known for her virtuosity and expressiveness. She spent more than twelve years of her professional career playing in Europe as a soloist and as a founding member of several ensembles.

Later in her career, she moved to Colombia, her country of origin, where she contributed to the Early Music program for the National University. While in Colombia, she also founded the early music ensemble [Esfera Armoniosa](#) in Bogota. The group won the highest prize for music ensembles in Colombia and toured around the country bringing their talent to eight different cities and developing the “Io vo Cantar” CD in 2011. After four years in her native Colombia, Claudia moved to the United States with her family. She lives in the South Bay area in our Belwood – Belgatos neighborhood where she maintains an active role participating in many concerts and activities with regional and local ensembles and early music groups.

Claudia holds a Master of Arts in Recorder Performance from the Conservatory of Music in Geneva, Switzerland (2004). She performed and taught in Europe, US and South America and has recorded with the Ensemble Elyma (Switzerland, 1997), Musica ficta (Colombia, 2007), [Esfera Armoniosa](#); (Colombia, 2009, 2015).

After moving to the USA in 2009, she collaborated in the Early Music program at the Palm Beach Atlantic University in Florida.



In California, she has been a guest conductor at several Recorder Workshops, has served as a member of the faculty of the SFEMS Recorder Workshop, and has played recently with the California Bach Society, the American Bach Soloists, and the Farallon Recorder Quartet.

Claudia is very happy to announce that her group "[La Esfera Armoniosa](#)" just published its new CD, "¡Que Dulce Violencia!" in December 2016. This is a very special CD and the product of a great deal of work to bring excellent baroque music to all the people that love early music. Through this CD, she states “we bring alive some beautiful pieces representative of the influence that the Spanish baroque music had all over Europe and in the Spanish colonies in the Americas”. Claudia teaches piano, recorder, ear training and music theory to her students preparing them for the ABRSM test.

Spring-Vegetable Paella

You don't need a paella pan to make paella; any large frying pan will do. Serve this paella hot or at room temperature (as it is often eaten in

Ingredients

- 2 tablespoons olive oil
- 1 onion, chopped
- 1/4 cup drained sliced jarred pimientos, chopped (one 4-ounce jar)
- 1 tomato, peeled and chopped
- 1 clove garlic, minced
- 1 1/4 teaspoons salt
- 1/4 teaspoon turmeric
- 2 cups rice, preferably medium-grain such as arborio
- 3 cups canned low-sodium chicken broth or homemade stock
- 1 cup water
- 1/2 cup chopped flat-leaf parsley
- 1/2 pound asparagus, tough ends snapped off and discarded, spears cut into 2-inch pieces
- 1 cup frozen peas
- 1 6 1/2-ounce jar marinated artichoke hearts, drained and sliced
- 2 cups drained and rinsed canned cannellini beans (one 19-ounce can)

Suggested Pairing

Sauvignon Blanc is almost alone in its ability to match both artichokes and asparagus, two normally troubling foods for wines. Pungent, yet balanced, a Sauvignon Blanc from New Zealand is what you want here.

Spain), as is or topped with toasted sliced almonds.



How to Make It

Step 1

In a large frying pan, heat the oil over moderately low heat. Add the onion and cook, stirring occasionally, until translucent, about 5 minutes. Add the pimientos, tomato, and garlic and cook, stirring occasionally, for 2 minutes.

Step 2

Stir in the salt, turmeric, and rice. Add the chicken broth, water, and parsley and bring to a boil. Continue cooking over moderate heat, stirring frequently, until most of the liquid has been absorbed by the rice, about 7 minutes.

Step 3

Stir in the asparagus, peas, artichokes, and beans. Reduce the heat and simmer, covered, for 15 minutes. Remove from the heat and let stand, covered, for 10 minutes before serving.

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.

[Cabana Club Schedule](#)

Gina Wagner: 408.358.2229

[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

[Y Adventure Guides](#)

For dads and boys in K-5. Meets at the Cabana the Third Thursday of each month at 7 PM. Contact is Matt Quadro at 408.398.4522

[2017 Real Estate Report for Belwood, Belgatos, Surmont & Nearby](#)

The Belwood of Los Gatos, Belgatos, Surmont, and contiguous neighborhoods in east Los Gatos saw strong appreciation in 2017 with a low amount of available real estate inventory and high buyer demand. More information at

BelwoodOfLosGatos.com.

[Middle School/High School Math Tutor](#)

California Mathematics Single-Subject Teaching Credential Belwood Resident since 1984 Tom Martin: 408.656.4017

Community Ads

[Music Lessons](#)

Looking for a music teacher for your children or yourself? GREAT teacher just moved near your home. Claudia just moved to Belwood, she 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.

She also trains with great success students wanting to take the London Royal Academy ABRSM Music test.

For more information please send to: cgantivar@yahoo.com, and visit www.claudiagantivar.com.

[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

[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: 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, 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

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

We encourage all who would like to volunteer for any event during 2018, to contact hoa@belwoodhomes.org

The purpose of this newsletter is to inform the Belwood neighborhood about board news, community events, offer free advice, and advertise skills and rental postings. If you would like to see something in a future Belringer, please send relevant information to the Editorial Board at hoa@belwoodhomes.org