
BELWOOD BELLRINGER

Volume 5 Issue 1

www.belwoodhomes.org

March 2012

2011 Board of Directors

President	John Bills 406-9458
Treasurer	Dave Klenske 356-9768
Secretary	Ed Sharpe 358-7661
Director	Roy Chadwick 356-5431
Director	Lloyd Grant 358-4956
Director	Mitch Cipriano 206-8862
Director	Todd Harris 358-0349
Director	Natalie Adee 402-5655
Director	Mike Post 358-5514
Facility Mgr	Gina Wagner 358-2229 or e-mail: wjlgwag@aol.com

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EDITOR'S NOTE by Jackie Sandoval

Hi Belwood residents, as I was putting this issue together, it struck me how hard the HOA Board works. The Board members are all working professionals who volunteer their time to make Belwood better. So if you see any of them out and about (their names are on the left in case you don't know them), say "thanks!" On another note, I'm super excited about the masters swim program that's coming to Belwood in April (not excited about the swimsuit part, but maybe that's more info than you need!) Anyway, check out the article about it on page 3. That's all from me - enjoy this issue! (Comments to jackiefs@comcast.net)

PRESIDENT'S MESSAGE by John Bills

I wish to sincerely thank Rich Dobner, Josh Lamour, and Mark Morgan for their efforts and contributions while serving on the Board. While they no longer fill seats on the Board, each continue to contribute to the Association. Bingo Rich is slated to host Bingo and Movie nights again this summer, Josh Lamour remains committed to assisting the Board as the Minister of Propaganda (emails to the neighborhood and posting messages on our Facebook page), and Mark Morgan, AKA "Dr. Halloween," will be on point again for the 2012 Halloween Party (ok, I haven't officially talked to Mark, but you're in, right?? Right??)

I'd like to welcome the new incoming directors: Mike Post, Mitch Cipriano and Natalie Adee. Getting the Board finalized took a few extra months because we had 3 open slots and almost 30 write-in candidates. Only one of the candidates had more than a single vote, so all of them had to be contacted to gauge their interest and desire to serve. The Board is looking forward to your contributions and the new perspective you'll bring.

Turning to a frequently asked question lately: Why Does Our Community Need a Reserve Fund? Equipment and

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MEMBER ASKED TO LEAVE CABANA BY ANOTHER MEMBER

Several incidents between Members have occurred at our cabana facility in the last couple of years that unfortunately, merit an item in this newsletter to hopefully educate and raise awareness. The incidents involve Members who have rented the facility and have observed another person on the grounds; the cabana renter either assumed they had exclusive use of the entire property or they thought that the others were not members of the HOA. In each incident, the renting Member (or someone in their party) approached the other group and attempted to forcibly evict them in a way that appeared to be hostile and aggressive. As it turned out, in each case reported to the Board, the other person or group was a member of the HOA.

So, for the benefit of each Member and the continued enjoyment of all at our facility, I'd like to remind everyone of a few basic things:

1. When renting any part of the facility, the building, picnic tables, etc., the rental pertains only to those areas that were agreed to in the rental contract. It is not an exclusive use agreement for the entire facility.
2. When renting any part of the facility, other Members may use any remaining part of the facility that hasn't been rented.
3. When others enter or are present at the facility during your event:
 - If you have opened the gate outside of the regular open hours (e.g., for a meeting or party) you may feel responsible for others who have entered the facility, as it is our common property. However, it is not your responsibility to take police action.
 - When leaving, you might gently inquire of others whether they are members and have a key. Do not do this if you are uncomfortable about it.
 - If they don't have a key and don't promptly leave, do not insist they leave or threaten to call police. You should not risk increasing any tension. Just leave and close the gate.
 - You shouldn't leave trespassing children in the pool area without an adult present. If they refuse to leave, call parents, a Board director, or the police and wait for them to arrive.
 - Communicate the situation to the facility manager, Gina Wagner – leave a message on the Cabana phone (358-2229) describing who is there and the date and time.
 - If the people are obviously causing damage or misusing the facility, then call the police once you are safely away from the facility.
 - The Los Gatos police non-emergency line is 354-8600.

PRESIDENT'S MESSAGE continued from page 1

major components (roof, paint, plumbing, parking lot, pool deck, pool equipment, etc.) must be replaced from time to time, so our reserve study helps us plan for and set funds aside ahead of anticipated expenses. The reserve fund isn't an extra expense—it spreads out necessary capital expenses more evenly.

While the Davis-Stirling Act doesn't call for a specific recipe to determine how much a reserve fund must be funded, reserve funds provide for major repairs and replacements that we know will be necessary at some point in the future. Since each Member shares the cost of maintaining our common facility, reserve funds minimize the need for borrowing (not easy in the current market) and special assessments on the Membership (unpopular at best).

Separately, adequate reserve funds enhance, or at least maintain, resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. I regularly field calls from Real Estate agents representing prospective buyers requesting this information along with a copy of the reserve study. This is a clear indicator that this data is factored into assessing the value of homes on the market for sale.

In closing, I personally invite you to join us in our efforts to maintain the value and enjoyment of our community. You do not have to be on the Board to contribute. We meet the 3rd Tuesday of each month and would enjoy any and all who would like to join us in our endeavor.

MASTERS SWIMMING COMING TO BELWOOD

Looking to get back in shape? Want to drop a few pounds before that summer vacation? Well, we have just the program for you, right here in Belwood! We have the opportunity to run a Masters Swim Program at the Cabana, but we need a minimum number of folks to sign up before it's a go. Don't worry, this isn't just for advanced swimmers; it's for beginners to advanced (and everything in between). Why should the Dolphin Swim team have all the fun? Come out and meet your neighbors, while getting a good workout.

Here are the details:

Dates: April 16-Sept 30

Days & Times: Mon-Fri from 6am-7am (except Holidays)

Where: The Cabana

How to sign up: For more info, email Tom Sandoval at thomassandoval@yahoo.com.

Hope you can join us!

TREASURER'S REPORT
by Dave Klenske

Greetings,

It's March as I write this, and once again the year seems to be flying by!

We've started on the 2011 taxes (yes, the association does taxes as well), and will soon be gathering information for our annual review as required by the State of California Davis-Sterling act. While we pay little, if any taxes, we still are required to file every year with the IRS and the state. We have reviews for two out of every three years, and once every three years we are officially audited. This ensures that someone other than your board is looking at the financial picture and fairly representing what is going on with the association.

We closed out 2011, and as of January had roughly \$39K in reserves. We'll add to that in 2012 and start building our funds back up. You all received our budget for 2012 in our fall mailing, and the board reviews it every month and strives hard to keep our finances in check. We all pay annual dues as well, and view ourselves as stewards of your funds.

One big project we will be embarking on this year is revising the By-Laws. We last did that about the time I joined the board 8 years ago, and there are a number of items that need to be addressed. We're working with an outside law firm that specializes in HOA law to ensure we get it right and hopefully won't have to update them for the foreseeable future. Because a certain percentage of homeowners will need to vote on the changes, there will be a lot of communications sent out about this project. Be sure to check out the Bellringer, our website, or our Facebook page for periodic updates.

While many of us have already paid our annual dues, I would like to gently remind those who haven't yet paid to please do so. If you cannot do so at this time, please feel free to contact me so we can work something out. It saves all of us a lot of time and aggregation. And if anyone is interested, we'd love to see you at our board meetings.

Dave Klenske; 408.829.3283
dave@klenske.com

PLEASE PICK UP AFTER YOUR PET
A message from your HOA Board

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder!

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community *and* other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in our community, remember that it should be leashed. **Also, it is important to remember to immediately clean up after your pet.** Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

BELWOOD HOME WANTED

Friendly family seeks Belwood-area home to purchase.

We are looking for a 3+ bedroom, 2+ house in Belwood. Please contact me if you know of any families interested in selling a house, especially if "FOR SALE BY OWNER."

Thank you. We look forward to meeting our new neighbors!
Call Judy at 408-598-9958 or email: jafjones@gmail.com

NEED HELP?

Belwood Residents
Free advice to solve home repair, maintenance, or improvement problems.

Call: Roy Chadwick
356-5431

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

KAUAI CONDO:

Kapaa Kauai Hawaii Condo for rent. Located in the Pono Kai Resort on the East Shore Coconut coast. 2BR/2 bath on ground floor, facing beach. Full kitchen, dining and living rooms. Sleeps 6. Swimming pool, clubhouse, close to shopping. For photos, details and contact info, go to: <http://www.vrbo.com/33499>
Call: Sal Leonardi 356-5205

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>

NEED A MATH TUTOR?

Any level of math from 6th grade to Calculus and Statistics.

Call Tom Martin at 408-358-1490. Credentialed teacher and Belwood resident.

MONTHLY EVENTS

Belwood Homeowners Board Mtg: Open to all Belwood members - Cabana Club - 7:30 pm, third Tues. 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 Pgm.**) 258-8400 or Margaret Norten (**Adult Pgm.**) 356-8254

Schedule Cabana Club:

Gina Wagner 358-2229

COMMUNITY ADS

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

Babysitting & Pet Sitting Services

We are two sisters, Jenna (18 years old) and Andrea Goeke (16 years old). We have pet sitting and babysitting experience and would love to babysit your pet or children (over 2 years old). We live on Bacigalupi Drive so we are very close to your home.
Please call either of us at 356-4675.

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.
Office - (408) 377 5625
Robertgolter@yahoo.com

READING TUTOR:

Reading Tutor, Grades K-1. Retired teacher, Reading Recovery certified. **Call: Andrea Schuemann (408) 356-8886.**

The next newsletter will be in June 2012.
Please email articles to Jackie Sandoval (jackiefs@comcast.net) by **June 1, 2012.**