
BELWOOD BELLRINGER

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2010 Board of Directors

President	John Bills 358-3027
Treasurer	Dave Klenske 356-9768
Secretary	Ed Sharpe 358-7661
Director	Roy Chadwick 356-5431
Director	Lloyd Grant 358-4956
Director	Josh Lamour 221-7813
Director	Todd Harris 358-0349
Director	Rich Dobner 358-3101
Director	Steve Miller 358-2229
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, the kids are back in school and we're gearing up for a busy fall (including the very popular Halloween Part at the cabana club on Sat, Oct 30; details on page 4). Also want to give a big shout out and congratulations to all the Noddin families for earning the top API score in the District (details on Page 2)—high API's translate to high property values (in fairness, the entire Union School District rocked!) Way to go students! Enjoy this issue. (Comments to jackiefs@comcast.net)

PRESIDENT'S MESSAGE *by John Bills*

The other day I was thinking about the facility and operations and it occurred to me that we didn't have a single Code Brown this summer. Code Brown? That's what the Board affectionately refers to as the mandatory closure of the pool due to a poop incident. Last year, we had at least 6 Code Browns. Having none this year is a huge improvement and we wish to thank the parents of every young child that visited the pool this summer for ensuring that their kids were wearing appropriate bathing attire. The membership appreciates your diligence!

Internet – YES! We have wireless access now for our members at the Cabana. Details about accessing it appear on Page 4, but the two most common comments I've received so far are, "It works GREAT!" and "I can't access it." The latter has been mainly due to the router not behaving nicely. We'll do everything we can to ensure access is available, but hope that you find that this is a convenient addition to the services at the facility.

Turning to Halloween - Mark Morgan (the man responsible for getting not one, not two, but THREE Los Gatos PD officers to lead our 4th of July Parade) is currently the only volunteer to head up this year's Halloween Party (Thanks Mark!!). Mark needs additional hands to pull things together. Planning and coordinating this event is a "color by numbers" gig (there's a step-by-step "manual" to follow) combined with direction and guidance from the prior year's co-chairs.

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NODDIN TOPS THE DISTRICT'S API LIST by Jackie Sandoval

California released the 2010 API scores this past week and Noddin took the top spot for the district, moving up 38 points to 941. The neighborhood families who also attend Union Middle School also celebrated as their school moved up 14 points to 892. The entire Union School District had reason to celebrate as the district joined other top districts (Los Gatos, Saratoga, Cupertino, and Palo Alto) in scoring over 900 points. That's an amazing feat given the turmoil of California's budget crisis—and of course, this is good for Belwood's property values. School scores are an important factor in home buyers' decisions to purchase in a particular area. So, parents and students, give yourselves a pat on the back, and be sure to thank our teachers and local School Board for their tireless efforts to put our children first and be fiscally responsible in these tough economic times. (Belwood resident, Sheila Billings, is a hard worker on the Union School District Board so you can probably thank Sheila in person!) Sheila Billings, as well as Janice Hector and Cindy Goodsell, will be up for re-election this fall, so make sure to get out there to vote so that our neighborhood schools can continue to thrive.

BOARD OF DIRECTOR ELECTIONS FOR 2011 By Ed Sharpe

The Belwood Homeowners Association is looking for individuals who would like to help guide the affairs of our association. Please consider becoming a member of our Board of Directors for 2011.

The board of nine members is responsible for oversight of facility maintenance, supervision of employees, and financial planning and tracking. Board members participate in a monthly meeting and may spend a modest amount of time outside of the meeting. This is a great way to get involved and make a valuable contribution to the Belwood community.

Board members are elected by the association homeowners. Those interested in entering their name on the ballot should contact the current board secretary, Ed Sharpe (358-7661, edsharpe@comcast.net), by October 1st 2010. Ballots will be sent out in mid-October. At that time candidate statements will be posted on the cabana bulletin board. The results will be tallied at the November 16th Board of Director's meeting. For more information contact Ed or any board member.

PRESIDENT'S MESSAGE *continued from page 1*

Just follow the "manual", ask the former co-chairs questions as needed, and instant party! **At least two more co-chairs are needed** to balance out the effort.

Please email me if you are interested in working with Mark to make this year's event happen – jpbills@gmail.com. Perhaps pick a buddy to work together as a single co-chair unit?? Those little ghosts and goblins need your help to make their party happen!

Pool Deck - over the last year, there have been several articles regarding the replacement of the pool deck and I want to bring everyone up to speed on the progress. We have finalized plans which have been submitted to the town for review and approval. We have bids from several contractors and are awaiting more. The decision to proceed with this project will be made at the next Board meeting and is dependent upon the bids we receive. Based on what we know now with the quotes we have and what we expect to receive, we should be able to start work before the end of the year. There are some key things I want to highlight that summarize this endeavor:

- **Need:** The current concrete surface is eroding, cracks are growing wider, drainage is non-existent, and the electrical is a patchwork of sometimes working and non-working segments. Further deterioration of these areas could subject the pool to closure by the Board of Health. We currently do not have any warnings or citations but we've been advised that it can increase the chances as these conditions worsen.
- **Cross Functional Team:** This project has been led by Lloyd Grant, who assembled a team consisting of representatives from the Board, Swim Team, and Members of the Association, who met regularly with the architects and engineers, took action items that needed to be researched, and provided input and critique as the project plans were developed and finalized.
- **Funds:** This project will be paid 100% from reserve funds and is consistent with the spending plan defined in the reserve study. The goal has always been to make this project happen **with no increase** in the annual dues nor need for a special assessment. We have very high confidence that this goal will be met while maintaining appropriate reserves for other anticipated maintenance and future capital expenditures.
- **Timing:** Getting the work done sooner will translate to lower overall project costs given the state of the economy and the competition within the trades to win work. As the economy improves, prices will rise accordingly which we expect will far outpace normal inflation.
- **Inconvenience:** Once the project is under way, access to the entire facility may encounter some restrictions. The pool will be closed for winter so that's of little concern. We currently expect that the club house portion will suffer few if any restrictions but it's unclear if the restrooms will always be accessible. The Board will work with the contractor(s) to maintain as much normalcy for cabana use, but for the safety of our members and their guests, certain areas may be restricted until the work is complete or all safety hazards have been resolved.

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- **Moving Forward:** The decision to proceed with this project will be made at the next Board meeting. We invite you to attend if you're interested in seeing the plans, have questions about the project, or want additional information. **The next meeting is at 7:30pm, Tuesday, September 21st at the Cabana.**

Lastly, if you cannot make the monthly Board meetings, please email if you have comments or suggestions on how we can improve the operations at the facility – jpbills@gmail.com.

WIRELESS INTERNET ACCESS NOW AVAILABLE AT THE CABANA

We now have wireless access at the Cabana for those that like to work while they play. The router to access is "BHOA" and does not require a password. Access is not guaranteed (for instance if the router hangs) nor secured. Please ensure any device you connect is properly safeguarded to prevent unauthorized access and damage from malware (viruses, etc.). If you have questions or comments, wish to make suggestions, or need to report a problem, please email cabanawirelessadmin@verizon.net or leave a message at the facility – 408-358-2229.

BELWOOD'S HALLOWEEN PARTY—SATURDAY, OCTOBER 30

Calling all spooks and goblins! Dust off your costumes—the Belwood Halloween party is coming your way with frightful Halloween fun on **Saturday, October 30th**.



Here are the spooky details:

3:30pm: Games

4:00pm: Pizza & drinks for sale

5:00pm: Haunted house tours

We will have all your favorite games (powdered donuts, anyone?), pizza, and drinks for sale. Admission is free, but donations are gladly accepted (and needed!)

Volunteers are needed to make this happen! If you can help (even if it's a few minutes for set up / tear down), please contact John Bills (jpbills@gmail.com). The more help we get, the better this event will be!!

END OF THE POOL SEASON By the HOA Board of Directors

With kids back in school, life guards will only be on duty weekends if the temperature spikes. There are a couple of important points to highlight:

- The access gate to the pool area must remain closed at all times. After you key in, please ensure this gate is firmly closed behind you. This is critical for the safety of little ones who may be visiting the facility as part of another party that isn't there to use the pool.
- **Use of the pool when life guards are not on duty is for members only.** Please have your friends and extended family join you next year during life guarded hours.
- Please help keep your facility safe. If you observe anything unsafe or visitors who do not belong, please call the Los Gatos Police to handle the situation. 354-8600.

TREASURER'S REPORT By Dave Klenske

Even though it's still summer, this is the busiest time of the year for the board. We're reviewing our reserve study, preparing the 2011 budget, and getting the annual mailing together. Now is a great time to attend a board meeting to learn more about how your homeowners association is run!

From a financial perspective, the board has just completed a long and arduous journey to validate our collections policy. As many of you know, we developed an official collections policy a few years ago and we distribute it every year with the annual mailing. We were unfortunately put to the test, and had to follow through on it. We engaged both legal and professional HOA management, who agreed that our approach was correct and fully supported by the law. The net result is that the board was able to collect about 4-5 years of unpaid dues, plus interest. While this is one of the very unpleasant aspects of being on the board, it is our fiduciary responsibility to collect dues from all members, and our process has been validated. By collecting delinquent annual dues, we are able to avoid having to raise dues for all members to cover those who, for whatever reason, chose not to pay.

On a more positive note, the committee working on the Cabana remodel has been working hard, has a great plan in place, and we're trying hard to time the expenses to maximize how far our dollars go. For example, the recession has reduced construction expenses, raw material expenses, and makes contractors generally more available. While there will be inevitable disruption due to the project, we are hoping to minimize the impact on all of the groups who use the cabana and be fiscally responsible in the process. We have been diligent about setting aside reserve funds, and will NOT have to have a special assessment to move forward on the project. As always, feel free to contact me or any board member with any questions, or better yet, attend one of our meetings!

Dave Klenske (dave@klenske.com; 408-829-3283)
Treasurer, Belwood Homes Association

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. \$165/night.
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>

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 Services

Hi my name is Holly Nolan and I live on Westhill Drive
and attend Leigh High School. I am 17 years old and a
Red Cross certified babysitter. I love to be around
kids. So if anyone needs a babysitter give me a call and
I'd be glad to assist! **Holly Nolan 358-7324**

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.

The next newsletter will be in December 2010.
Please email articles to Jackie Sandoval
(jackiefs@comcast.net) by **December 1, 2010.**