

# BELWOOD BELRINGER

DECEMBER 2018

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



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### *Board of Directors*

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Tom Martin: 408.358.1490

#### **Vice President**

Rich Renati (408) 690-8568

#### **Treasurer**

Dave Klenske: 408.829.3283

#### **Secretary**

Dan Saban: 408.799.6380

#### **Directors**

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Belwood HOA

P.O. Box 1372

Los Gatos CA 95031

## PRESIDENT'S MESSAGE

I know everyone is busy with the holidays, so I will keep this short.

By all measures, we had a great 2018. This is in large part because of you, our members, who volunteered selflessly throughout the year. The swim team, bingo/movie nights, 4<sup>th</sup> of July party, and other activities happen because of your support. Thank you!

I must also thank the Board members for their dedicated work managing the facilities. This was my first year as President, and I feel truly blessed to have such a capable and dedicated team. We are all volunteers and contribute significant time and effort keeping the club safe, functional, fiscally sound, compliant, and, most importantly, a valued asset of our members. I look forward to serving on next year's Board.

Lastly, I want to give a special shout out to Rich Renati, our Vice President, who took the lead on this year's Halloween Party. We did not have a Halloween Party in 2017 due to the lack of a community volunteer to take the lead. This year, I asked the Board if we would be willing to take the lead. Rich volunteered, and, by all accounts, a splendid time was had by all. Thanks, Rich!

Happy holidays to all.

- Tom Martin, President, Belwood Homes Association

## TREASURER'S REPORT

Happy Holidays! As I write this, Thanksgiving has wrapped, up, Christmas is fast approaching and activities to wrap up the year are in overdrive.

2018 turned out to be a pretty good year for us. We did a great job managing expenses, and in the November board meeting voted to move \$45K from checking to our reserve funds. With no planned spending from reserves for the rest of the year, we should wind up with about \$220K in reserve funds at the end of December. This puts us in solid financial footing and is extremely important as we have planned well and hope to avoid a costly and disruptive homeowner assessment for future expenses. We only have one homeowner who has not paid their 2018 dues, and we are doing everything possible to get that resolved so we can avoid sending them to collections.

One example of saving money is the recent parking lot repair and resurfacing. We had put that off for a few years as the board felt that the urgency to spend the money was not there. In 2018, we obtained multiple quotes and were told that the necessary repairs were not as extensive as we thought they would be. The vendor we selected wound up reducing his quote over 10% in order to make the repair at the end of October rather than wait until spring. So, we saved even more money and have a newly repaired and resurfaced lot that will last us many years. And in this case, the budget from reserves was much higher than what we actually spent, so we had the added bonus of strengthening our reserve balance as well.

The board recently approved migrating our email database over to make sure we can let members know what is happening in Belwood. We have email addresses for roughly 87% of the community, and plan to continue providing information (such as Belringer, events, etc.) using the new system. Note that this database is ONLY used for official HOA business and we will not sell your email nor spam you with messages.

We have a number of initiatives moving forward this year to ensure compliance with Davis Stirling requirements and also help reduce expenses. One of these is making sure we have accurate information for all owners and renters. While we do have mailing addresses, we may not have other forms of contact (such as email, phone, etc.) which we also need. So, we have developed an Owner Information Form (found at <http://www.belwoodhomes.org/forms.html>) which allows us to standardize and maintain updated information. Also, changes to the Civil Code allow us to email certain items rather than having to physically mail them. So, we have a Consent to Electronic Transmission form which we will be encouraging all homeowners to sign. This will save us substantial money on paper, printing and postage, in addition to saving the dedicated board members time as they collate and stuff envelopes. Note that this is optional and requires Opt-In, but we want to move this forward as quickly as possible. These forms will be part of the annual dues mailing in early January, so please look for them and send them back (either physically or via email). We're also including the Consent to Electronic Transmission as part of this Belringer, in case you want to be ahead of the curve!

Yes, this was a long treasurer message but I had lots of positive things to talk about! Happy Holidays and I look forward to seeing you next year. And, as I always encourage, plan to attend a board meeting sometime next year to meet the board and learn more about what is happening in your community.

- Dave Klenske, Treasurer, Belwood Homes Association

## SECRETARY'S REPORT

Greetings and Salutations!

You may have noticed that you did not receive an election ballot for the 2019 Belwood of Los Gatos Homes Association Board of Directors. The reason for that is due to the recently approved new by-laws which allow for an uncontested election if the number of candidates is slated for the same number of available Board member openings. This year there were seven (7) slated candidates and seven (7) openings.

Therefore, your 2019 Belwood of Los Gatos Homes Association Board of Directors will be:

Lisa Goldberg

Lloyd Grant

Scott House

David Klenske

Tom Martin

Rich Renati

Daniel Saban

The 2019 Board will hold its meeting January 15<sup>th</sup> to elect officers for the year. There will still be the same four officers, elected by the Board at that meeting: 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 USPS the Annual Budget and Policy Disclosures sometime in October. 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 2019!

- Daniel Saban, Secretary, Belwood Homes Association

## SWIM TEAM, POOL



*Belwood Dolphin Swim Team*

**Mark your calendars!** Registration for next year's swim season opens 2/1/2019.

[www.belwooddolphins.com](http://www.belwooddolphins.com)

Champs for next year is 7/20/2019. (You must be present at Champs to be on the team).



*Pool Schedule*

The Pool is now closed for the season. Keyholders may still use the rest of the facility (basketball, bocce, picnic tables, etc.)

## FOR YOUR INFORMATION



### *Purposefully Give Thanks!*

The holiday season is about more than a table of delicious food, sports and parades. It is also about purposefully giving thanks and appreciating everything we have.

### How to be purposefully grateful every day

#### *1. Appreciate the little things*

Some days it's easier to find things to be grateful than others. Regardless of how your day is unfolding, take time to appreciate the little things and you may find your day turns out better than you expected.

#### *2. Look on the bright side*

Look for ways to be grateful when faced with challenges. Gratitude changes your mindset and helps you become more optimistic. Optimists see challenges as opportunities for growth and improvement.

#### *3. Count your blessings*

It takes up to eight weeks of practicing gratitude for the brain to start showing changes reflecting greater happiness. Write down three to five things you're grateful for daily. If you're not sure what to write, answer these questions:

What are you grateful for, right now?

Who are three people you're grateful to have in your life?

What is something you tend to take for granted that you're grateful for?

#### *4. Volunteer*

When you help others, it tends to create feelings of well-being and happiness. Volunteer in your local community or help others you know who may be facing difficult times. Look for opportunities to give.

#### *5. Show appreciation*

In addition to saying "thank you" and letting people know how much you appreciate them, write a note to someone who has had an impact on your life and let them know how much they mean to you.

*"Gratitude can turn common days into thanksgivings, turn routine jobs into joy, and change ordinary opportunities into blessings".*

- *William Arthur Ward*

## *Recipe for the Holidays*

### Pepparkakor, Or Swedish Ginger Snaps Cookies – The perfect Christmas cookies

This recipe is from Cook's Illustrated Magazine (November 2011) and is an absolute corker. It is also incredibly quick and easy to make the dough – the majority of your time will be spent rolling and cutting out the individual ginger biscuits.

The recipe suggests this makes about 80 biscuits but it usually ends up with double – if you roll the dough half as thin as the recipe has. So, if you do in fact want 80, use half of the below ingredients, or you'll end up with 160 biscuits. Keep them airtight and they'll last you for as long as two people with an average biscuit intake would need to eat them.

Makes 80 (or around 160 very thin ones as in the pictures)



- 2 1/2 cups plain flour
- 2 tsp bicarbonate of soda
- 1/2 tsp salt
- 170g unsalted butter
- 4 tbsp ground ginger
- 2 tsp ground cinnamon
- 1/2 tsp ground cloves 1/4 tsp pepper
- Pinch cayenne
- 1 1/4 cups packed dark brown soft sugar
- 1/4 cup molasses or black treacle
- 1 large egg plus 1 large yolk

#### *How to make pepparkakor dough*



Mix the flour, bicarbonate of soda and salt together in bowl. In the meantime, heat the butter in a pan over a medium heat until melted.

Lower the heat to medium-low and continue to cook, swirling the pan frequently, until the foaming subsides and the butter is just beginning to brown. Turn off the heat.

Whisk in all the spices and then add the brown sugar and molasses to the butter mixture. Whisk to combine until the sugar has melted and you have a smooth mixture. Add the egg and yolk and mix again with the whisk to combine. You should have a dark, sticky, smooth and glossy mixture. Pour this mixture into your bowl of flour and combine with a spatula until you have a dough – don't over work it. Cover the bowl with cling film and keep in the fridge for the butter to firm, at least an hour.

### *Rolling out pepparkakor ginger snaps – why not make gingerbread men!*



join it back to the main mass.

Adjust your oven racks to upper-middle and lower-middle positions and heat the oven to 130C (fan). Line two baking trays with non-stick baking paper or silicone paper.

Break off a portion of the dough and with your hands mound into a round and squash down. Take a rolling pin and slowly roll it out – if the edges are dry and crack, smooth them out with your fingers and continue rolling slowly. If any of the dough sticks to your rolling pin, just reverse the roll to remove it and



Roll them about as thin as 1mm – don't worry, they do rise a little in the oven. Use a small cookie cutter to cut out your shapes. You can choose whatever you want – simple circles, stars, or even gingerbread men.

Carefully lift each biscuit and place on your baking trays – leave a slight gap between each as they do expand slightly. You will fit about twenty per baking tray. Gather up the remaining dough and join with the rest of the mass. Break off another portion and repeat

the process until all your dough is used up.

### *Baking pepparkakor Swedish ginger cookies*

Place one tray on the upper rack and while it's baking, roll out and fill up your next tray. After 15 minutes or so, transfer the partially baked top tray to the lower rack and rotate 180 degrees.

Place your second tray of biscuits on the upper rack. When your first tray is done, remove from the oven and transfer each biscuit to a cooling rack. Bring the top tray down to the bottom shelf, and continue this rotation until you've cooked all your biscuits. The ginger snaps are done when they are hard to touch and just darkening around the edges – around 15-20 minutes.

**Tip:** The dough can be refrigerated for up to two days or frozen for up to one month if you want to get ahead. Let the dough stand at room temperature for 30 minutes before shaping. Let frozen dough thaw overnight before proceeding with the recipe.

*Enjoy!*



## *Belwood Community Forum on Facebook*

This article is for telling you about the Facebook page “Belwood Area Residents”. This page is a closed user group, meaning it is a forum where you can interact with other members of our community. You can for example, exchange ideas for new community activities, and get together to make the arrangements. Some ideas could be:

- Christmas bazaar with a bake-off in the Cabana Club.
- A big garage sale on the cabana grounds.
- A hike on the trails in the hills behind our community.

You can also use the forum to exchange your experience with vendors, similar to 'Nextdoor', or simply ask 'how to' questions to other members.

The forum may, in particular, be useful for some of the many new members who have joined our community over the last couple of years so they can get to know other residents. Increased activity in the forum would result in members getting to know each other more, and possibly leading to new activities in the Cabana Club.

If you are not already a member of the group, we encourage you to go to [Log into Facebook | Facebook](#) and click on 'Join Request'. As soon as you are approved you can create postings to the group. Turn on notifications so you know when there is a new posting.

We hope to see lot of activity in the group, but don't forget to join the group. If you have any comments or questions, you can send them to [bentjensen@yahoo.com](mailto:bentjensen@yahoo.com).

## 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

#### [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](mailto:cgantivar@yahoo.com), and visit

[www.claudiagantivar.com](http://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](mailto: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](mailto:btauchard@aol.com) or check out her website or

current blog: [bettyauchard.com](http://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](http://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 NOTES

### *Camp fire*

As we continue to enjoy the holiday season, it is worthwhile to remember that there are thousands of people nearby whose holidays will not be very festive. We at the Belringer send our condolences to those families who have lost loved ones or their homes in these devastating fires.

We also include this link to an article detailing a few ways to help. <https://www.kqed.org/news/11705542/how-to-help-camp-fire-victims>



L O V E P E A C E H O P E

We encourage all who would like to volunteer for any event, to contact [hoa@belwoodhomes.org](mailto: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](mailto:hoa@belwoodhomes.org)*

Belwood of Los Gatos Homes Association

**Consent to Electronic Transmission**

Form must be submitted to Belwood of Los Gatos Homes Association using one of the following methods, or hand deliver at a board meeting:

**Mail:** P.O.Box 1372, Los Gatos, CA, 95031

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

As a member of Belwood of Los Gatos Homes Association (the "ASSOCIATION"), you must provide your written consent if you would like to receive email communications from the ASSOCIATION. This consent to electronic transmission (the "Consent") will allow the ASSOCIATION to send you meeting notices, and other communications to you by email. It also allows you to send the same types of information to the ASSOCIATION by email.

Before agreeing to this Consent, please review and be aware of the following:

1. You are not required to agree to this Consent. In addition, you may request that meeting notices and other matters be sent to you via mail.
2. You have the right to withdraw your consent at any time after agreeing to this Consent by providing the ASSOCIATION with written notice that you are withdrawing this Consent relative to electronic transmission. No fee will be charged for withdrawing this Consent.
3. This Consent to electronic transmission is broad, and may include transmission of meeting notices, and other information regarding the ASSOCIATION. This Consent represents consent under both California Corporations Code sections 20 and 21 (transmission to and from the ASSOCIATION). This Consent also meets the requirements for consent under the Federal Electronic Signatures in Global and National Commerce Act (15 U.S.C. Section 7001(c)(1)).
4. Consenting to electronic transmission via email requires that you have access to a computer or other Internet connected device, have a current email account in your name, and have provided your current email address to the ASSOCIATION.

The Member has read and understands the foregoing, and hereby provides this Consent to receive and send information, including but not necessarily limited to meeting notices, and other information regarding the ASSOCIATION, via email, until such time as this Consent is revoked in writing. Please return your completed consent to the ASSOCIATION at the address above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Unit Address: \_\_\_\_\_

Email Address(s): \_\_\_\_\_