

BELWOOD BELRINGER

www.belwoodhomes.org



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PRESIDENT'S MESSAGE

As year comes to an end, I wanted to highlight a few key achievements of the Belwood HOA Community for 2019.

- Electronic Consent received from approximately 100 homeowners, streamlining the distribution of documentation to homeowners.
- Finalized Reserve Study and 2020 Operating Budget so that we are prepared for our future fiscal commitments.
- Adopted Belwood HOA Social Media Policy for Board Members and Employees
- Adopted an updated Belwood HOA Cabana Usage Policy to better define acceptable and unacceptable rental uses to protect HOA non-profit tax standing.
- Successful swim lesson program fostering water safety and achieving 30% year to year revenue increase
- Developed plans and drawings for replacement of outdated irrigation system
- Investigation into Solar Panels for cabana electric power requirements
- Replaced irrigation system back flow device as preventative maintenance
- Accepted bid for painting interior cabana community rooms
- Cabana lights upgraded to LED for electricity savings
- Successful Cabana swim season with full roster of 150 swimmers, and a 3rd place finish in Valley Cabana League
- Inaugural fall swim session with approximately 50 swimmers training during months of September and October
- Dolphins 50th anniversary party with alumni, coaches, swimmers, and families reminiscing over 5 decades of the “team who has the most fun Wins!!!”

As we move into 2020, the Board of Directors is committed to serving the community and we encourage homeowners to be part of the process.

Best Regards,

Richard Renati, President, Belwood Homes Association

SECRETARY'S REPORT

Greetings and Salutations!

You may have noticed that you did not receive an election ballot for the 2020 Belwood of Los Gatos Homes Association Board of Directors. This year, the number of qualified nominees (5) was less than the number of vacancies (7) for the HOA Directors so the Board declared the election uncontested pursuant to Section 4.2 (d) of the current Bylaws. As an uncontested election, the Board did not have an election per se but if anyone is interested in a board seat, that person can approach the Board and the Board can immediately appoint someone to fill a vacancy before the next election.

Your 2020 Board of Directors will be:

Lloyd Grant

Scott House

Dave Klenske

Rich Renati

Daniel Saban

The 2020 Board will hold its first meeting January 21st, and the first item of business will be 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

Every member should have received by either email or USPS the 2020 Annual Budget and Policy Disclosures sometime in November. 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 2020!

- Daniel Saban, Secretary, Belwood Homes Association

TREASURER'S REPORT

As we wrap up 2019, I'd like to personally wish you all a safe and happy holiday season. It's such a joy to live in Belwood and see decorated houses, Christmas trees in the front yards, and the merriment of the neighborhood.

Our year will wrap up about as expected. Our spending closely matched historical averages, and the 2019 net was within 1% of 2018. Close management of revenue and expenses keeps us on track. The board voted in November to transfer an additional \$40,000 to our reserve funds.

More legislation is passed every year which impacts our HOA. For example, this year, we now must certify every month that the financial picture is as we think it is. That means, the entire Board must review bank statements, financial reports, reconciliation of accounts, etc. Not very exciting but mandated. We have also heard from Homeowners about wanting the Board to enforce certain CC&Rs, but again the state has nullified certain sections of our rules rendering them unenforceable. Our legal expenses this year are a direct result of trying to do our jobs but being overruled at the state level. We belong to an organization called ECHO, Educational Community for HOA Homeowners, which helps us understand what the new laws require and how we can stay compliant.

It has also been brought to our attention that social media is being used to discuss what goes on within our association and comments regarding board management of it. We have an adopted social media policy which states that we do NOT respond to, nor engage in discussion on that platform. If you have any questions or concerns, you need to bring it directly to the board via email, phone, mail or attending a board meeting. We are always happy to discuss and address anything that comes up. Social Media is not a platform to do so.

Happy New Year and I look forward to seeing you in 2020!

-Dave Klenske, Treasurer, Belwood Homes Association

BELWOOD NEWS AND EVENTS

Belwood HOA Board Vacancy

The Belwood Homes HOA has an opening on the Board of Directors.

Would you like to be more involved in the Belwood Neighborhood? The Belwood Board Needs You!

If you are interested in serving on the Board, please approach the Board and the Board can immediately appoint the qualified candidate to fill the vacancy before the next election. To be eligible to serve on the Board, you must be a Class A member in good standing (i.e., you have paid your annual dues). Multiple owners of one property are eligible to hold only one Board seat, and owners of multiple properties are likewise eligible to hold only one Board seat.

Pool Update

Pool Manager Position

We are actively recruiting for the summer 2020 Pool Manger Position. This is a great opportunity for someone who is interested in public relations, communications, mentoring, and developing their managerial skills. Pool manager is responsible for scheduling and managing lifeguard and swim instructor staff, maintaining a safe and nurturing environment, scheduling and monitoring swim lesson program, organizing community 4th of July party, and regular communicating with Board of Directors. The Pool Manager must be a certified Lifeguard, and is an active member of the lifeguard and swim instructor staff for months of June, July, and August. Please contact Richard Renati if you interested in the position.

Lifeguards Wanted

We are always looking for highly motivated staff to fill our lifeguard positions. If you are an experienced lifeguard, or are interested in becoming a lifeguard, it is time to sign up for a certification/re-certification (every 2 years) class. We will be hiring for our staff positions in April and May. Please contact Richard Renati if you interested in the position.

SWIM TEAM



If you are interested in having your children swim for the Belwood Dolphins please mark your calendars as registration will open up **Feb 1, 2020**. The website is www.belwooddolphins.com.

See you next year!

-Lisa Goldberg, Co-President, Belwood Dolphins Swim Team

RECIPE

NEW YEARS DAY LUCKY BEAN SOUP

For this issue's recipe we are going to skip right past the holiday parties and share a recipe that will bring good luck and be an easy meal to prepare on a day when we are either watching football, the Rose parade, or just cozying in after the revelry the night before. I grew up eating something similar on New Year's Day and a hearty bean-based meal is still my favorite.

Why does this meal bring good luck?

The beans resemble coins, the cornbread gold, the greens paper folding money. Pork is traditional because pigs root forward with their snouts, bringing good luck forward, rather than chickens who scratch backwards. Feel free to make this vegetarian by leaving out the pork and tossing some smoked paprika in the pot for a bit of richness.

Ingredients

- 1 pound dried black-eyed peas, sorted and rinsed (substitute your favorite dried bean. If using canned beans, cook for less time)
- 2 pounds collard greens (substitute kale or chard)
- 8 ounces bacon or ham, diced
- 1 large onion, coarsely chopped
- 3 cloves garlic, chopped
- 4 cups low-sodium or unsalted chicken stock
- 3 tablespoons tomato paste
- 2 tablespoons cider vinegar
- 2 large dried bay leaves
- 1/2 teaspoon crushed red pepper flakes
- Kosher salt and black pepper to taste

Rinse the greens thoroughly, discard thick stems, and coarsely chop. If using bacon, cook until done but not crisp and let drain on paper towels. Add the chopped onion to the skillet and cook until soft. Combine the beans, bacon, onions, garlic, chicken stock, tomato paste, vinegar, bay leaves, and red pepper flakes in the slow cooker. The liquid should cover the top of the beans.

Cover the crockpot and cook on low for 6 to 7 hours or on high for 3 hours.

Open the lid and add the greens. Return the lid and cook for one more hour.

Taste and adjust seasoning with salt and freshly ground black pepper, as needed. This is easily made a day ahead, and great with a side of cornbread. If you want to have some fun with your family, toss a coin into the pot while it is cooking. The person who gets the coin in their bowl gets an extra serving of good luck!

-Courtesy of Renai Fitzpatrick, Belringer Editor




THE SCIENCE OF GRATITUDE

The science is in - a grateful disposition reduces materialism, risk of burnout and symptoms of depression and makes you happier! Here are three small acts with big impacts to help you practice gratitude daily.

Handwritten Notes

Get Started:


- Pick up a pen and a pack of blank notecards
- Send at least one note a week
- Keep it positive, including one reason you're grateful for this connection

 Studies show... People who write notes are more satisfied with life and show fewer symptoms of depression.¹

Small Acts of Kindness

Get Started:


- Buy coffee for a co-worker or donuts for the office
- Be a genuine listener – look for opportunities to fill a need
- Get lunch with a friend who is new to the area

 Studies show... More kindness means more happiness. When participants in one study performed acts of kindness for friends, family members and colleagues for seven days, they all reported higher levels of happiness and well-being.²

Daily Gratitude Check-ins

Get Started:

- Write three things you're grateful for on a sticky note, and glance at it regularly
- Take a daily walk, and reflect on what you're grateful for
- Keep a Gratitude Journal, updating at the beginning or end of your day

 Studies show... Counting our blessings increases well-being. Writing down what you're grateful for each week creates more life satisfaction and optimism for the week ahead.³

Source: ¹ Jamie Ducharme, "Why You Should Write More Thank You Notes", *Time Magazine*, August 31, 2018; ² Kindness.org "Does Kindness Create Happiness?" January 26, 2017; ³ Summer Allen, *The Science of Gratitude* (Berkeley, CA: Greater Good Science Center, 2018)

-Courtesy of Tona Kamdar, Belringer Editor

HOLIDAY EVENTS AROUND THE BAY AREA

<https://www.bavareakidfun.com/christmas-fun-in-the-bay-area/> this website lists just about every winter fun thing you can do in the Bay Area for families: from light displays, amusement parks, Hanukkah gatherings, ice rinks, family friendly New Years to performances of all types!

Here are a sampling of other Bay Area holiday events happening soon:

Holidays at Filoli — Garden Lights: Nov. 23-Dec. 30, 86 Cañada Road. Woodside. Featuring a fresh new take on seasonal decor in every room, as well as the elegantly-lit gardens. Shop the Clock Tower Shop or the two artisan market weekends, held the weekend before and after Thanksgiving. \$18-\$35. <https://filoli.org/events/holidays/>

A Chanticleer Christmas: 6 and 8:30 p.m. Dec. 19, Mission Santa Clara, 500 El Camino Real. Santa Clara. A selection of longtime audience favorites, including music from the Renaissance to joyful spirituals and traditional carols, will be featured alongside music new to Chanticleer's festive repertoire. \$30-\$79. www.chanticleer.org

A Winter Gift — Celtic Music & Stories for the Season: 3 p.m. Nov. 24, First Congregational Church, 1980 Hamilton Ave. Campbell Storyteller and harpist Patrick Ball, Lisa Lynne and Aryeh Frankfurter step into a magical world of Irish and English literature with passages from Yeats, Hardy, Shakespeare and more. \$10-\$20. <http://bit.ly/2WpHK64>

Holiday Heroes Extravaganza: 5:30-8:30 p.m. Dec. 10, Oracle Park, 24 Willie Mays Plaza. San Francisco. Meet some of your sports favorites and enjoy the skating rink, holiday arts and crafts, stuff-your-own bear, face painting, cookie decorating and more. You'll also have special access to the San Francisco Giants' batting tunnels and dugout and a chance to run the bases. Benefits Wender Weis Foundation for Children. Prices start at \$100. www.wenderweis.org

Guide Dogs for the Blind Holiday Luncheon: 11 a.m.-1 p.m. Dec. 6. The Westin St. Francis Hotel, Union Square. After a midday wine reception and lunch, guests will be treated to an emotional puppy delivery where 8-week-old Labrador and Golden Retriever puppies will be handed to local volunteer raisers. \$150. www.guidedogs.com/events/holiday-luncheon

Night Bloom — A Light and Sound Experience: 5-11 p.m. Nov. 22-Jan. 5, Conservatory of Flowers, Golden Gate Park, 100 John F. Kennedy Drive. San Francisco. Includes site-specific installations dispersed throughout the Conservatory's galleries, with an illuminated Conservatory and interactive displays outside. Oakland-based artists HYBYCOZO will display popular artwork and create new Conservatory-inspired art. \$14-\$75. <https://conservatoryofflowers.org/nightbloom/>

Hip Hop Nutcracker: Dec. 20-28, Fox Theatre, 2215 Broadway. Redwood City. Peninsula Ballet Theatre presents an exciting, fresh way to appeal to wider audiences with their contemporary adaptation of the holiday classic – think Tchaikovsky with hip hop beats. \$50-\$80. <https://www.peninsulaballet.org/hiphop-nutcracker>

14th annual Jingletown Winter Art Walk/Open Studios: 11 a.m.-6 p.m. Dec. 7-8, Jingletown Arts District. Oakland Includes open studios and gallery exhibits highlighting the work of artists who live and/or work in Jingletown. Jingletown receptions 6-9 p.m. Dec. 13.

Free. <https://jingtowntown.wordpress.com/>

Silicon Valley Gay Men's Chorus annual holiday concert, Shine: 8 p.m. Dec. 13-14, 3:30 p.m. Dec. 15, Campbell United Methodist Church, 1675 Winchester Blvd. Campbell Featuring holiday classics. \$25. www.svgmc.org

Kwanzaa SF Dec 26 to Jan 1 various <https://sf.funcheap.com/event-series/san-francisco-kwanzaa-celebration/>

Chinese New Year is Saturday January 25- There will be events all over the Bay- San Francisco's parade is February 8 this year. The Year Of the Rat! <https://chineseaparade.com/>

-Courtesy of Renai Fitzpatrick, Belringer Editor

HEINTZ OPEN SPACE

Earlier this year a picnic table with roofing was installed in the Heintz Open Space area close to Belwood. It is located on the grounds where R.M. Heintz and his wife Sophie Heintz had their summer residence up the hill from where they had their orchard.

The Heintz residence had a pool, and Mr. Heintz built an observatory which was sitting on golf balls so he could easily move it around. The concrete foundation for the observatory is still visible from the trail. Mrs. Heintz was an avid ham radio operator, and operated from the residence. You can still see the foundation from the antenna tower that she used. She also had a big garden with flowers, and every spring you can still see lots of daffodils next to where the house was located.



On the trail on the hillside above where the picnic table is, there once was a miniature railroad that Mr. Heintz built. There are postings in the display box by the picnic table describing the miniature railroad, and you can also find it here: <https://www.santacruztrains.com/2016/03/rm-heintz-miniature-railroad.html>

You can get to the Heintz' summer residence on the trail from Regent Drive, or from Santa Rosa Drive, or from Belgatos Park. On the stretch of trail where the miniature railroad was running, there is a great view over the valley.

-Courtesy of Bent Jensen, Belwood Resident

COMMUNITY BULLETIN BOARD

Mobile Car Detailing

“Local Belwood teen, Parker Lamour has started a mobile car detailing business with another Belwood teen, Jack Bell. Spotless Luxury Detailing caters to people who are tired of paying \$40+ for a mediocre car wash as well as to professionals who don't have time to wait in line. Parker and Jack will come to your house as early as 8AM and will wash and or detail your car like new. (Check out their reviews on Nextdoor!). Help support local teen entrepreneurs. You can email at spotlessluxurydetailing@gmail.com or text to: 408-966-1940 or follow on Instagram @spotless_luxury_detailing for pricing and appointment slots.

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

Belwood Community Forum on Facebook

The Facebook page “Belwood Area Residents” is open to Belwood residents only. The group can be found [HERE](#). Click on 'Join Request' to join. If you have any comments or questions, you can send them to bentjensen@yahoo.com.

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

Music Lessons

Looking for a music teacher for your children or yourself? GREAT teacher available. Claudia 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. For more information see www.claudiagantivar.com or email cgantivar@yahoo.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

Author Betty Auchard lives in the Belwood neighborhood and is available as a guest speaker. Email her at btauchard@aol.com or check out her website bettyauchard.com.

Middle School/High School Math Tutor

California Mathematics Single-Subject Teaching Credential. Belwood resident since 1984. Tom Martin: 408-656-4017.

Rentals

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, Wi-Fi, 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 2020, 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