

2017 Board of Directors

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We're on the Web!

Visit us at:

www.belwoodhomes.org



In this issue:

President's message

Treasurer Report

Secretary's Report

Belwood Events

Halloween Party
Bocce Ball

Business at Hand

Pool schedule
After Hours Club Use

Swim Team Wrap up

Y Adventure Guides

For your information

Bay Area Festivals
Fall Maintenance Tips for your California Home

Community Board & Editors' Note

From this year's July 4th event.



President's Message

A lot has happened since the last Belringer. Our Dolphins concluded another fun and successful year, we had a fantastic Fourth of July party and enjoyed number bingo nights. I want to take a minute to thank all the volunteers that make all of our cabana activities possible. Without their dedication, we would not have the wonderful community we all enjoy.

In addition to all our summer fun, we had a vote on, and approved our new bylaws. As I mentioned before, these new bylaws modernize how we operate the board, streamline our operations and, most importantly, bring our bylaws in compliance with new laws enacted since our last revision. This was a multiyear effort with countless hours invested by the board and other volunteers and positions our organization well for the future. I am very pleased to see it finished.

Our cabana club only functions with the support of volunteers. It is the efforts of volunteers that bring all the activities and sense of community we all enjoy to our neighborhood. This volunteer spirit is also what allows the cabana club to operate within a very tight budget and thereby maintain low dues. I mention all this because it is that time of the year that I again ask for candidates to run for the board. If you can spare a couple hours per month and want to contribute to the neighborhood and have direct input on how the board operates, I encourage you to run and become part of the board. If board membership is not for you, I want to encourage everyone to volunteer and contribute in some other way. We are currently seeking an events director, or at least someone that wants to take responsibility for this year's Halloween party. All it takes is a few hours and willingness to jump in and make it happen. If you are interested, please contact someone on the board, or better yet come to a board meeting. We meet the 3rd Tuesday of each month and we welcome you to drop in anytime.

- Mitch Cipriano, President

Treasurer Report

2017 is half way over and once again I have done about half as much as I have wanted to. Upcoming work for the HOA includes finalizing our annual reserve study, getting the 2018 budget together and approved. Then we have election season and all the paperwork associated with our annual mailing. And hopefully we'll continue to have fun at the pool, bocce courts and at the annual halloween party.

While you will see details elsewhere in the Belringer, I thank all who voted in the By-Laws election. I'm thrilled that they have passed, and we can now focus on other improvements.

As we look at our income and expenses through June, we have seen our expenses rise over 25% year over year. As you have probably seen in your household bills, utilities alone are up 35%. We've also incurred significant legal expenses due to the new By-Laws, and we incurred additional bocce court expenses as we finished the landscaping and added some tables and umbrellas. And our payroll expenses have been higher than expected. On the income side, we've seen higher facility rental income but swim lesson fees are down 60% year over year. We have a plan to address that in 2018, but we were not able to make necessary changes this year. Overall, income is up about 9%, which leaves our net down 6%. From a budget perspective, we expected to be up slightly Y/Y for operational expenses

We just completed our financial audit, mandated by our previous by-laws every three years, and we successfully passed that. Going forward, we will only have annual reviews in compliance with state laws. The audit is a more expensive process so we will save money going forward, but still have the necessary financial checks in place.

I continue to focus on fiduciary responsibility, and we continue to look for opportunities to minimize expenses. One example of this is a current investigation into using solar power to reduce our electric bill. With the costs of that technology dropping significantly, it may make sense to install panels on the cabana. Or it may not. Hence the investigation into options, different vendors, etc. The decision will be made on a bottom line payback for you, our members.

From a best practices perspective, we are shifting our records to secure, online storage. This will help us get things off of individual board members' computers and in the cloud where it can be freely accessed by the entire board. Other benefits include continuity of information as board members leave and new ones arrive, making sure the necessary record keeping timeframe is met, and just maybe reducing file cabinet clutter in our current Cabana storage location. And since there are so many services out there that offer free options, the price was right!

As always, feel free to stop by any board meeting to ask questions, meet the board, or just learn more about how things operate.

- Dave Klenske, Treasurer

Secretary's Report

By-Laws Election Results

The election to adopt new by-laws for the HOA resulted in 88 yes votes and 14 no votes. The new by-laws are adopted!

- The quorum requirements of 20% were met: 102 countable ballots were cast representing 37.8% of the 278 Class A member ballots eligible to be cast.
- The passage requirement of 50% plus one yes votes was met: 88 yes votes out of 102 countable ballots is 86%...a landslide!

Thank you for your support of the HOA and our neighborhood recreation facilities!

A special thanks to our Treasurer, Dave Klenske, who put in countless hours working with our lawyer to put these by-laws together, as well as to Kirti and Tona Kamdar, who together served as our Inspectors of the election.

By-Laws Election Post Mortem

With each election, our goal is to increase member participation. This year, of the 262 ballots mailed, 138, or 52.7%, were returned. That's a great response! The last time the by-laws were updated was in 2004. At that time, the response was so low, we had to go door-to-door soliciting votes. It appears those days are behind us!

Of concern, of those 138 envelopes returned, only 102 of their ballots could be counted, the reasons being:

1. Ten members did not sign their return envelope underneath its return address label.

This signature requirement comes from the state law governing HOA elections and is like the signature requirements on the return envelopes of absentee ballots cast in local, state, and federal elections.

For this election, a new feature was to stamp in red on the return envelope where this signature is to go. Even so, 7.2% of returned envelopes lacked a signature. I'm not sure what more can be done to reduce this number. If you have any suggestions, feel free to Email me.

2. Twenty-five return envelopes (18.1%) contained ballots that were not returned in the small, blank "secret" envelope.

Looking back on the voting instructions, "secret envelope" was used without defining it. The secret envelope is the small, blank envelope included with the ballot mailing. It is a legal requirement that elections by mail be secret, and the law specifies that these secret envelopes are a requirement toward that end. This is an example of your Secretary being so close and familiar with the election process and requirements that a term that is clear to me is potentially obscure and confusing to those not so close to the process.

For future elections, the instructions will spell things out, using “provided small, blank envelope”, instead of “secret envelope”.

3. One ballot was returned unmarked.

Thank you for your continued support of the Board and the Cabana Club!

Upcoming 2018 Board Election

With the approval of the new by-laws, the number of Board members is reduced from nine to seven. There will still be the same four officers, elected by the Board at its January 2018 meeting: President, Vice President, Treasurer, and Secretary.

The slate of candidates for your 2018 Board of Directors will be set at the Board’s September 19 meeting. If you are interested in serving on the Board, you must declare your candidacy by midnight, Monday, September 18. Declaring candidacy is easy. Simply go to the link: http://www.belwoodhomes.org/Belwood/Forms_files/BOD_Candidate_Form.pdf

Fill out the form, and return it to hoa@belwoodhomes.org

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. Ballots will be mailed late September and counted at the November 19 Board meeting.

- Tom Martin, HOA Board Secretary

Belwood Events



Halloween Party Sunday, October 29, 2017

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

Please contact the Board at hoa@belwoodhomes.org

Dust off your costumes and join the frightful fun at our Belwood Halloween Party!

Location: Cabana

Time: 3:30pm - Games (and prizes) on the Cabana lawn

5:00 pm - Pizza Served

6:00 pm - Movie starts

6:00 pm - End of Party & Clean-up

Drinks will be available for sale.

Admission is free, but donations are gladly accepted (and needed!). The party is open to Belwood residents and their invited guests only.

Bocce Ball

Our Bocce Courts are open to all cabana key holders. Bring along friends and your Bocce set for some friendly competition or just plain old fun!

Bocce Drop-in (learn & play):

Thursday at 10:00 am

All levels welcome!

Sneakers recommended



Bocce Ball BYOB Mixer:

Last Friday of the month at 7:00pm

Meet at the Bocce picnic area (sneakers recommended)

Upcoming Mixers: September 29, 2017

Bring a drink and a snack to share.

- [Tona Kamdar, Editor](#)

Business at Hand

Pool Schedule

- Beginning August 21 lifeguards will be on duty weekends only through Labor weekend including Monday, September 4.
- Beginning September 5 lifeguards **will not be on duty**.
- The pool will be open to key holders only beginning September 5 until October 1.
- The pool will close On October 2. For health and safety reasons please do not swim in the pool after October 1.

- **Gina Wagner, Facilities Manager**

After-Hours Club Use

Use of the cabana club facilities after hours (i.e. when the lifeguards are not on duty) is very popular. Rentals for parties are up, and we have had a significant surge in after-hours access key requests. For the most part, these users are respectful of the facilities and follow the rules for cleaning up and closing down the facilities when they leave. However, the Board has received complaints that some are not leaving the facilities in a good condition.

As a reminder, when you leave the facilities after-hours:

- 1) Pick up your garbage and put in the appropriate trash and recycling bins;
- 2) clean the kitchen if you used it; and
- 3) if you are the last to leave, turn off the lights and lock the doors of the bathrooms, kitchen, and meeting room, and lock the main gate behind you.

For the complete list of facility use rules, go to: http://belwoodhomes.org/Belwood/HOA_files/cabana_user_rules.20080416.pdf.

- **Daniel Saban, HOA Board Member**

Swim Team Season Wrap Up



The Belwood Dolphins Swim Team has finished its 2017 season. Thank you to the Coaches and volunteers that helped this season. It was a great season. The team has the most fun it always number one!

The Dolphins finished the seasons with 3 wins and 2 losses at the dual meets and they placed 5th overall at Champs.

This season two records were broken, both by Annika Sy, the 13-15 girls 50m backstroke, and the 50m freestyle.

The following Belwood swimmers were awarded High Points during the champs meet:

Kyle Woo
Sara Applebaum
Luke Kalynij
Hudson Brown
Espen Callahan

The Dolphins look forward to the 2018 season. Registration opens February 1, 2018 and Champs will be held July 14, 2018.

Go Dolphins!

- [Lisa Goldberg, HOA Board Member](#)
- [John & Renai Fitzpatrick, Editors](#)

Y Adventure Guides



Redwood Circle, 2017-18

The Redwood Circle Invites you to join the Y Adventure Guides

Year-round fun for K-5th grade boys and their dads can be yours. Some recent activities included beach camping, rock climbing, laser tag, Los Gatos Holiday Parade, Pinewood Derby, sleepover on an aircraft carrier and summer BBQ's.



What is YMCA Adventure Guides?

The YMCA Adventure Guides program is designed to assist you and your son on your journey of discovery. While activities with the whole family are important, we see tremendous value in supporting and strengthening the ability of a father and son to communicate at an early age in ways that are caring, honest, respectful, and responsible. We seek to encourage you as a parent to "get to know your kid while your kid is still a kid." YMCA Adventure Guides is designed for dads and sons to participate together for most activities. As part of the Redwood Circle, you participate in activities to explore family values, nature, friendships, and fun!

Who Can Participate?

YMCA Adventure Guides is for fathers (or other significant male adults in the children's lives) and their sons ages five through eleven. An adult and child must attend program activities together as a pair. In the YMCA Adventure Guides, the father is the Guide, and the child is the Explorer.

Come and Join Us!

We meet at the Belwood Cabana Club the **Third Thursday** of each month at 7 PM between September and May.

Location:

Belwood Cabana
100 Belwood Gateway
Los Gatos, CA 95032

For more information, contact:
Matt Quadro (408) 398-4522
gbug25@yahoo.com



Mountaineers Y Guides Circle

Mountaineers Y Guides Circle has openings for dads/daughters starting Fall 2017

- Monthly dad/daughter group meetings @ Belwood (go Dolphins!!)
- Campouts in Fall & Spring, Santa Cruz mountains (YMCA Camps)
- March in the Los Gatos Holiday Parade with a YGuides float
- Father/daughter Valentines Dance, and many other activities
- Help your daughter make lasting bonds with peers, and father/daughter memories that will last a lifetime!!!
- Girls from Kindergarten to 5th grade welcome



Contact Joe White at white222@sbcglobal.net for more information.

- John & Renai Fitzpartrick, Editors

For Your Information



[Bay Area festivals 2017: Art, wine, cars, culture and county fairs](#)

(Courtesy of San Jose Mercury News)

Fun summer activities in and around the Bay Area for your family and friends (including your furry friends)

Aug. 28 - Sept. 4 (Labor Day weekend)

Capitola Begonia Festival: Sept. 1-4.

Capitola Village, Capitola. Labor Day weekend tradition, in its 65th — and final — year. Free. Details: <http://begoniafestival.com>.

Scottish Highland Gathering and Games: Sept. 2-3 (hours TBA).

Alameda County Fairgrounds, 4501 Pleasanton Ave., Pleasanton.

Advance tickets, \$11-\$30. See website for tickets to grandstand and trackside seating, tastings. www.thescottishgames.com

Millbrae Art & Wine Festival: 10 a.m.-5 p.m. Sept. 2-3.

Broadway Avenue between Victoria and Meadow Glen, Millbrae. 47th annual festival. Free. <http://millbrae.miramarevents.com>

Belmont Greek Festival: Labor Day weekend (days, hours TBA).

Church of the Holy Cross, 900 Alameda at Ralston Avenue, Belmont.

Ticket, schedule updates: www.goholycross.org/festival/

Sept. 5 - Sept. 10

Pittsburg Seafood & Music Festival: 10 a.m.-7 p.m. Sept. 9 and 10:30 a.m.-6:30 p.m.

Sept. 10.

Along the Pittsburg Marina. Free.

www.pittsburgseafoodandmusicfestival.com

Mountain View Art & Wine Festival: 11 a.m.-7 p.m. Sept. 9 and 10 a.m.-6

p.m. Sept. 10. Castro Street, downtown Mountain View. Free.

<http://mountainview.miramarevents.com>

Castro Valley Fall Festival: 10 a.m.-6 p.m., Sept. 9-10.

Norbridge Avenue, Castro Valley. [510-537-5300](tel:510-537-5300).

www.edenareachamber.com

Silicon Valley Fall Festival: **10 a.m.-5 p.m. Sept. 9.**

Memorial Park, 10185 N. Stelling Road, Cupertino. <http://cupertino.org>

Antique Autos in History Park: **11 a.m.-4 p.m. Sept 9.**

History San Jose, 635 Phelan Ave., San Jose. Admission, \$5.

www.scvmtfc.org

Solano Avenue Stroll: **10 a.m.-5 p.m. Sept. 10.**

Along Solano Avenue, Albany/Berkeley. Parade at 10 a.m. Free.

www.solanoavenueassn.org

Santa Cruz Greek Festival: **5-10 p.m. Sept. 8, 11 a.m.-10 p.m. Sept. 9 and noon-8 p.m., Sept. 10.**

Prophet Elias Greek Orthodox Church, 223 Church St., Santa Cruz. Free admission. www.livelikeagreek.com

Capitola Art & Wine Festival: **10 a.m.-6 p.m. Sept. 9, 10 a.m.-5 p.m. Sept. 10.**

Capitola Village, Capitola. Free. <http://capitolachamber.com>.

Sept. 11 - Sept. 17

Lafayette Art & Wine Festival: **10 a.m.-7 p.m. Sept. 16 and 10 a.m.-6 p.m.**

Sept. 17. Downtown Lafayette. Summer of Love-themed festival. Free.

<http://lafayettefestival.com>

Santa Clara Art & Wine Festival: **10 a.m.-6 p.m. Sept. 16 and 10 a.m.-5 p.m. Sept 17.** Central Park, Santa Clara. Free.

www.santaclaraartandwine.com

Almaden Art & Wine Festival: **10 a.m.-6 p.m. Sept. 17.**

Almaden Lake Park, 15652 Almaden Expressway, San Jose.

www.almadenwine.org

Santa Cruz County Fair: **Noon-11 p.m. Sept. 13-15, 10 a.m.-11 p.m. Sept. 16 and 10 a.m.-10 p.m. Sept. 17.**

County Fairgrounds, 2601 E. Lake Ave., Watsonville.

www.santacruzcountyfair.com

Chalk Art Festival: **10 a.m.-5 p.m. Sept. 16.**

Backesto Park, San Jose. Artists, students and chalk enthusiasts create over 250 pieces of art throughout the park's pathways. Free.

www.lunaparkarts.org

Monterey Jazz Festival: **Sept. 15-17.**

Monterey County Fair and Event Center, 2004 Fairground Road, Monterey. The 60th anniversary festival, with jazz artists on eight stages.

www.montereyjazzfestival.org

Bark in the Park: **10 a.m.-5 p.m. Sept. 16.**

William Street Park, S. 16th and E. William streets, San Jose. \$5 donation per dog. www.barksanjose.org

Northern California Renaissance Faire: Weekends, Sept. 16-Oct. 15.
Hollister, 10031 Pacheco Pass Highway. Themed weekends (pirates, royal masquerade, Oktoberfest, fantasy). Ticket promotions, packages: www.norcalrenfaire.com

Sept. 18 - Sept. 24

Pacific Coast Fog Fest: Sept. 23-24.

Pacifica, along Palmetto Avenue. Parade and marching band competition (10 a.m. Sept. 23), plus Family Fun Fest (1-4 p.m. Sept. 24). Free. <http://pacificcoastfogfest.com>

SoFA Street Fair: 2-9 p.m. Sept. 24.

Downtown San Jose's SoFA district (South of First Street area). Local, regional, national bands on 14 stages. Free. <http://sofastreetfair.com>

Bay Area Blues Festival: 10 a.m.-6 p.m. Sept. 23-24.

Main Street at Alhambra Avenue, Martinez. Free. www.bayareabluesfestival.com

Sept. 25-Oct. 1

Diwali Festival: 11 a.m.-6 p.m. Sept. 30.

Memorial Park, 10185 N. Stelling Road, Cupertino. Free. <http://cupertino-chamber.org>

- [Tona Kamdar, Editor](#)



Daylight saving time 2017 in California
Sunday, November 5, at 2:00 am PST

Fall Maintenance Tips for your California Home

Before the weather grows colder and wetter, prepare by performing some routine home maintenance. Take a walk around your property, looking for signs of damage to the roof, siding, foundation, and around the yard. If you spot anything that needs repair, schedule it before winter weather hits.

Roof & Gutters

Check for and repair broken or missing shingles. Make sure your roof is ready for the rainy season by inspecting for and replacing broken or missing shingles.

Clean gutters and downspouts. Throughout fall, clean your gutters and downspouts of leaves and other debris. This will keep water from collecting on your roof and prevent wood rot and other damage to your home.

Make sure water drains away from your home. The area around your home should be graded away from your house. Downspouts should transport runoff at least 3 to 4 feet from foundation. Improper drainage causes costly foundation problems.

Windows & Doors

Seal around windows and doors. Make sure you are keeping your heated air inside this winter by caulking around windows and checking the weather stripping around exterior doors.

Clean windows. Cleaning your windows is easier when the weather isn't too cold or too hot. Cleaner windows let more natural heat from the sun enter your rooms.

Seal gaps. With colder weather coming, all of the little critters out there will be looking for warm places to make a home. Seal gaps around the house and in the yard where critters could enter.

Heating System

Change your furnace filter. This should be a regular occurrence for your heating and cooling systems. Check and replace your filter about every month. A dirty filter will cause undue stress on your heating system.

Schedule an annual furnace tune-up. Your heating system has been taking the summer off. Before it's thrust into action again this winter, get an annual tune-up from a trusted professional. Regular maintenance will prolong the life of your furnace and prevent costly repairs.

Consider a programmable thermostat. Programmable thermostats allow you the ability to set your heater to turn on only when you need it.

Landscaping

Make sure your trees are healthy. Trim your trees before the winter storms to help prevent trees from falling or shedding limbs from high winds. A tree

that hasn't been trimmed in a while can cause serious property damage during storms.

Give your plants mulch. Keep your flowers, bushes and shrubs healthy and warm this winter by applying a thin layer of mulch around the base of the plants.

Other essential maintenance

Smoke and Carbon Monoxide Detectors. Daylight Savings Time is a great reminder to change your batteries in smoke detectors and carbon monoxide monitors.

Enjoy the cooler weather that fall provides and prepare your home for the oncoming winter by performing these simple home maintenance tips now.

Sump pump. Test your sump pump or schedule the annual maintenance before the rainy season. This is especially important after a long and dry season.

- [Tona Kamdar, Editor](#)

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.

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

Cabana Club Schedule

Gina Wagner: 408.358.2229

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

Community Ads

DJ Cameron

Want more than just Pandora streaming into your Bluetooth speakers? Contact DJ Cam for your next event - birthdays, house parties, anniversaries, graduations, etc. Text or Call 408.348.8296 for more info.

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: <http://bettyauchard.com/>.

Middle School/High School Math Tutor

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

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: <http://www.koolinahome.com>.

TAHOE DONNER RENTAL

Beautiful, spacious home in Tahoe Donner available for rent: 3 bedrooms, 2 bath & large loft (sleeps 6-11). The home is also available for ski lease. Corner lot amongst pine trees, green belt behind & 700+ sq ft decking. Amenities: premiere golf course, fitness club/pools, tennis courts & more. Info & pictures go to: [VRBO.com # 323668](http://VRBO.com/#323668) , or call Sue Ahmadian at 408.356.5276.

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>.

Editors' Note

The purpose of a 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