
BELWOOD BELLRINGER

Volume 5 Issue 4

DECEMBER 2006

2006 Board of Directors

President	Rich Moore 358-6300
VP	Tom Sandoval 358-3680
Treasurer	Dave Klenske 356-9768
Secretary	Ed Sharpe 358-7661
Director	Jim Bowen 358-8669
Director	Roy Chadwick 356-5431
Director	Tom Martin
Director	Charleen Renati 358-7905
Director	Scott Sullivan
Facility Mgr	Gina Wagner 358-2229

EDITOR'S NOTE - by Charlene Border



I am very excited to be presenting my first Belwood Newsletter to you. I am a longtime (28 years) Belwood resident. My husband Nick and I have seen many changes in the neighborhood over the years, but what never changes is the good will and sense of community that we all enjoy, we are truly blessed to live in this area.

You will note a little different newsletter format this issue. Nothing drastic, just some tweaks here and there. One change on the horizon will be the distribution of the Bellringer. We will continue to home deliver, but the goal, eventually, is to send by email. Copies would also be made available to you at the Cabana Club. We will be posting this and future newsletters on our website, www.belwoodhomes.org. Jack Millerick and Dave Rose have done a lot of work on this and we would like to thank them for all the effort. Please visit the site and give any feedback or suggestions.

Happy Holidays

*****PRESIDENT'S MESSAGE*****

I hope everyone had a nice Thanksgiving. This is the first Belringer being published by Charlene Border. Please thank Charlene when you see her and a big thanks to Jackie Sandoval for doing it the last number of years. I know everyone is getting ready for the Holiday's and I hope you can leave Dec. 30 open for a special event.

We are trying to add an annual get together. We are having a New Years Eve, Eve Party. This will take place at the Cabana 12/30 from 8 until Midnight or so. It will be an adults only party so book your babysitters now. We will have a D J and everyone is donating heaters, fire pits and pop-ups as the weather may get a bit chilly, but we know it will not dampen our spirits. As our other party's have been, we would like to invite Belwood Families and friends. We would ask for families with last name A-L to bring an appetizer and M-Z to bring a desert. Everyone should bring whatever beverages they would like for the evening and we would ask for some nominal donation to cover costs. Please contact any Board Member if you can help set up, clean up or organize. (continued on Page 3)

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2007 Board of Directors Election

The annual election of members for the Board of Directors was held. Ballots were sent out at the end of October. Returned ballots were tabulated at the November 28th meeting of the board of directors. There were nine candidates on the ballot for the nine board positions. These nine candidates were elected by a wide margin over a handful of write-in candidates.

The 2007 Board of Directors will be:

John Bills, Jim Bowen, Roy Chadwick, Dave Klenske, Calvin Lee, Tom Martin, Tom Sandoval, Ed Sharpe, and Scott Sullivan.

Many thanks to those association members who cast their votes.

If you would like to become a candidate for the 2008 Board of Directors, Please contact the board secretary or any board member before October 1, 2007.

MONTHLY EVENTS

Belwood Homeowners Board Mtg:
Third Tues. of the month

Santa Clara Valley Mineral /Gem Society: Fourth Tues. of the month
Please call Kathy McChristian
(Junior Pgm.) 258-8400 or
Margaret Norten (Adult Pgm.) 356-8254

Schedule Cabana Club:
Gina Wagner 358-2220

BELWOOD STREET CLEANING DAYS: EVERY OTHER THURSDAY OF THE MONTH

DECEMBER SCHEDULE: 12/14 and 12/28

Let's pull those cars in the driveway on these dates and get our streets spic and span!

The next newsletter will be published the week of March 5th. **ARTICLES MUST BE TO CHARLENE BORDER NO LATER THAN MARCH 1ST. 408-358-2818 - Charlene Border**

SAVE THE DATES:

4th Annual Christmas Caroling

DATE: Sunday, Dec. 17th

TIME: 6:30-8:30 PM

PLACE: 308 Westhill Drive (Packee's house)

BYO: Flashlight and desert to share

1ST Annual New Years Eve, Eve Party Belwood Families and Friends ADULTS ONLY



Date: Saturday Dec. 30th

Time: 8PM - 12 PM

Place: Cabana Club

BYO: Last names A-L bring an appetizer

Last names M-Z bring a desert

All: your beverage of choice

Contact Rich Moore 358-6300 or any board member to help set up and if you can donate for the evening: patio heaters, fire pits, disco ball, etc.

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, club house, close to
shopping. \$165/night.
Call: Sal Leonardi 356-5205

NOTARY SERVICES:

Charlene Border
Home: 358-2818
cnborder@comcast.net
Member National Notary
Assoc. \$10 per signature per
document (CA fee schedule),
no travel fees within Belwood

NOTARY SERVICES

By appointment- no travel fees
within Belwood, \$10 per
signature per document
(according to CA fee schedule)
Georgia Ricco
Home: 358-3482
Cell: 206-1978
thericcos@comcast.net

PRESIDENT'S MESSAGE CONTINUED FROM PAGE 1:

We have completed the election for Board Members and I would like to thank the neighborhood for such a high number of returned Ballots. Two members, Charleen Renati and I are stepping down after many years on the Board. We have two new members so please join me in welcoming to our board Calvin Lee and John Bills. Remaining board members were reelected. Officers will be elected in January.

We are gearing up for summer plans now and doing as many renovations as the budget will allow over the winter. Per our plans a new roof was put on the Cabana in October and it turned out great. Please come and join us for our monthly meeting and bring any suggestions as to how we can continue to have the safest and most fun Cabana around! Happy Holidays, Rich Moore

Kudos to the Belwood Residents from the Town Of Los Gatos - by Bill Mercer

The Town Manager's Office and the Los Gatos/Monte Sereno Police Dept. have jointly expressed their congratulations to the Belwood residents for their generous response to this past summer's CERT survey. The primary purpose of this survey is to find out who in the community would need special help following a major disaster. This year's survey went one step further to find out who in our neighborhood has a special talent and much needed equipment that could be made available to our CERT members to better administer to the needs of our neighbors.

Here's a sampling of the offerings of our neighbors: 14 residents with medical backgrounds to support a neighborhood treatment center, over 20 residents with contracting or "handyman" skills, 12 residents with foreign language or signing skills, four residents with firefighting skills, 5 licensed ham radio operators, 13 residents available to support a child care shelter and an additional 12 residents willing to support a pet care shelter, and over 20 residents with general office and data entry skills to support administrative efforts of the neighborhood team. Additionally, enough pop-up shelters and tents were offered up for loan, which will enable the team to establish over 1500 sq. ft. of sheltered area.

And as always, we are looking for more of our neighbors to sign up for the next series of CERT training classes, which start in January. For more CERT information, visit the Town's web site: losgatosca.gov and click on the Police Department's Emergency Preparedness line. Or, you can call the CERT Program Office at 399-5722 or Bill Mercer at 356-6921.

TOWN OF LOS GATOS DECEMBER EVENTS

Dec 10, 14th-23 - Holiday Carriage Rides

Location: Downtown, By appt: 354-9300

Dec 14th - 3:30 PM - Children's Library Event

Location: Library - 354-6891

Dec. 16th, 23rd - Santa in the Plaza -

Noon to 4PM, Location: Town Plaza Park - 354-8700

Dec 17th - Santa in the Plaza -

11AM-3PM - Location: Town Plaza Park -
354-8700

Belwood Residents and Vandalism in Belgatos Park: Be a Squeaky Wheel!

by: Jim Handy, Chair, Los Gatos Parks Commission,
105 Bacigalupi Drive, 358-7253

We have had some vandalism in Belgatos park over the past year and that is pretty disturbing. There were two fires, one from fireworks and another from a dirt bike illegally operating on the trails. The playground has been sprayed with graffiti. A lamppost was pushed over and destroyed. Some concrete picnic tables in the upper meadow were smashed after being covered with hate graffiti. In response to this last, the Parks Department has tried to remove the temptation by taking away the picnic areas in the upper meadow of the park.

We need to pull together as a community if we want Belgatos park to remain as nice as it is today. Please call the Los Gatos Police dept 24-hour dispatch number 354-8600 should you see anything suspicious. I have spoken with a few officers, and they say it's better to err on the side of caution than to worry that you are being a nuisance.

Another point is that the town offices are falling back to a viewpoint that has worked to the detriment of the park in the past. Bellwood residents don't complain to the Town Council or the Town manager as do many other neighborhoods, so the town has started to think that we just don't care. For example, when the upper-meadow picnic areas were removed, there was not a single complaint! **Please**, be a squeaky wheel! Let your elected representatives know what you want from them! Call the town offices (354-6832) to let them know what you like or dislike about what is being done in the park, or anywhere else in the neighborhood.

Thanks, Jim Handy

Los Gatos Parks Commission

Treasurer's Report - Dave Klenske

Happy Holidays! I hope you and your family will enjoy some of our activities this month, including the Christmas Caroling and the New Years Eve party. Below is a snapshot of our financial picture for both this year, and for 2007. I have written as much detail as I thought appropriate. If you have ANY questions, I encourage you to come to a board meeting or contact me directly. We as a board serve you as our homeowners, and I want you to understand and feel comfortable with where your money is spent.

2006

This year we replaced the roof on the Cabana club (a planned expense) and had an emergency boiler repair in June. The double whammy made us expect the worse for our budget, and we discovered things were not as dire as we thought.

Our visibility into the expenses for the rest of the year indicates we will likely be close to break-even for the year. This is an unexpected surprise as we had budgeted for a \$13.5K loss. Some of the key expenses that came in significantly under budget include:

Payroll- \$5K

The pool closure in early June reduced lifeguard expenses by approximately 7%. Additionally, the average hourly wage was slightly reduced due to the mix of lifeguards staffed over the summer.

Worker's Comp- \$3K

Lower payroll expenses resulted in some savings. Likewise, the rates went down a bit from our insurance provider. In April 2007, there will be a true-up where we could be assessed higher fees, but we will not know that for another 4-5 months.

PG&E- \$8K

Energy accounts for about 15% of our budgeted expenses for a year. In 2005, our gas rates went up 40% and we saw additional cost increases in 2006. Our gas bill was about \$3.5 to \$4K less this year than last. Potential reasons for this may include a warmer spring/summer (so less heat is required), the pool closure due to the boiler outage, and lower than expected cost increases. We've analyzed the past 3 years of energy expenses and the gas usage is the most variable element. Cool spring and summer = higher bills, and warmer spring = lower bills.

(continued page 5)

Treasurer's Report continued - Dave Klenske

We will publish the final 2006 income statement and balance sheet in the next Belringer, but the summary is that we are fine from an immediate cash flow perspective and we have some reserves in the bank for emergency expenses.

2007

As we began our planning for the 2007 budget, we spent a lot of time developing a reserve study for the homeowners association (HOA). Essentially, a reserve study looks at expenses into the future and indicates the timing and expected costs of those items. While we have created a 7 year plan for the HOA in the past, this was more extensive and modeled many more elements that we had in the 7 year plan. Also, certain maintenance items such as paint have been added to the matrix. The goal of this plan is to understand how well funded an organization is. It also helps the board in planning for what projects will need to occur in what year, based on useful life of each element. For example, we know we need to repave the parking lot every 15 years or so, and we know that we need to reseal it every 3 years. This document will be used by the board (both current and future members), potential homeowners (who may want to know our financial health) and current homeowners.

As we reviewed the plan, it became apparent that we are not as well funded on the reserve side as we should be. Rather than having this reach crisis status, which would mandate a special assessment of homeowners (unexpected bills are never welcome), we decided to move forward with a plan to adequately fund the organization for these future expenses. Based on the estimates we were able to come up with, we determined that we need to put aside approximately \$30K/year into our reserves and that by the end of 2007 we should have approximately \$200K in that fund. Today, we have only \$30K, or one year's worth of savings. As a result, the board unanimously voted on a 20% dues increase which should establish a \$30K/year reserve over our expected operating expenses. To reiterate, this increase is NOT to fund our annual operating budget, but rather to set aside monies for the known upcoming expenses. The impact to each homeowner is \$69/year in dues increase. In 2006 the homeowners each paid \$345/unit and in 2007 the annual fee will rise to \$414. Class D membership fees will rise by the same percentage as well. There are no other planned fee increases for 2007.

The approved 2007 budget is attached for your review (page 6)

Mary Pope-Handy writes:

"I have created a website for the Belwood & Belgatos area, <http://www.BelwoodOfLosGatos.com> It includes things that the HOA's website does not have, like the sales history of the neighborhood (and homes that are currently for sale), info about the park, and more. I also have a place online where neighbors can post their services, such as those who are notaries or do babysitting. and more. I also have a place online where neighbors can post their services, such as those whom are notaries or do babysitting".

Check it out

Belwood 2007 Budget

Income	Budget 2007
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Previous years dues	\$0
Annual Dues	\$117,990
Bank Interest	\$250
Caregiver Form	\$0
Class D dues	\$10,944
Coca-Cola	\$10
Facility Rental	\$12,000
Guest Fees	\$900
Key Fee	\$6,600

Attached Swim Team Families	\$0
Swim Lessons	\$5,000
Swim Team Lessons	\$1,400
Swim Team Charge	\$4,000
Transfer Fee	\$1,750

Yard and Bake Sale \$0

Total Income **\$160,844**

Expense

Activities	\$1,000
Advertising	\$100
Bank Service Charges	\$25

Facility

Cleaning	\$6,000
Furniture	\$1,700
Landscape and Gardening	\$4,500
Maintenance/Repair	\$4,000
Supply	\$3,000
Filing Fees	\$100
Insurance	\$8,500
Licenses and Permits	\$1,450

Office Expenses

Membership Cards \$25

Newsletters

Postage	\$600
Print and Copy	\$1,600
Supplies	\$600

Payroll

Worker's Compensation	\$6,000
Payroll - Other	\$36,750

Pool

Chemicals	\$7,000
Maintenance/Repair	\$8,000
Supplies	\$1,000

Professional Fees

Accounting	\$3,400
Professional Fees - Other	\$500
Snack Shack	\$0

Taxes

Property \$2,346

Taxes - Other

Telephone \$800

Utilities

Garbage	\$3,576
Gas and Electric	\$16,800
Water	\$3,000
Projects	\$9,000

Total Expense **\$131,372**

Net Ordinary Income	\$29,472
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Projects

\$9,000

Paint Pool fence (Iron)	\$2,000
Paint Perimeter Fence (Iron)	\$2,000
Parking lot repair	\$5,000