

2016 Board of Directors

President

Mitch Cipriano: 408.206.8862

Vice President

Vacant

Treasurer

Dave Klenske: 408.829.3283

Secretary

Thomas Martin 408.656.4017

Directors

Lisa Goldberg: 408.410.0448

Kevin Kessel: 408.416.8868

Lloyd Grant: 408.358.4956

Scott House: 408.655.3691

Facilities Manager

Gina Wagner: 408.358.2229
cabana@belwoodhomes.org

Belringer Editor

Your Name here!

THIS MAY BE THE LAST BELRINGER!!!

WE ARE DESPERATE FOR AN EDITOR.

Do you enjoy the writing process and keeping up to date with your neighbors? We need a new Belringer editor to help us keep this traditional alive. The current editor is no longer able to do it, but will be able to help transition the role to a new resident.

We'll provide you with this Microsoft Word template and content. 4 times per year, you copy and paste to put together this neighborhood communication. The Belringer has been a tradition for many years. In fact, we have one from 1973 we are republishing inside. We receive many positive comments about the Belringer, and it's a wonderful source of neighborhood news.

We Need YOU!!!

Email us if interested at: hoa@belwoodhomes.org

President's Message

After many years of dedicated service on the board, Todd Harris, our board president moved out of the neighborhood and as vice president, I found myself as president. Thank you Todd for all you did to help make Belwood a better place. I am looking forward to continuing to serve our community over the coming year.

After many years of service our club house was in need of some repairs and refreshing. We completed a project on the exterior of the building, to not only repair the areas in need, but to also give the building a more modern and fresh appearance. I believe everyone who has seen it loves the new look. In addition to the building, we completed the upgrades in the bathrooms, installed a new pool heater to replace the failed 30 plus old boiler and replaced the old pool filter. Our last item this year is to install a new bocce ball court which is being completed currently. You can read more about this last project later in this Belringer, but I just want to thank all the people that contributed to the project. If it wasn't for the volunteer effort on this project, we would not have been able to undertake it at this time.

This brings me to my last topic for this issue. The cabana club is the thing that really makes Belwood special. It creates a real sense of community, I've never experienced before moving here. It gives us the opportunity to spend time together and get to know each other. Our children can spend endless hours enjoying the pool in the summer. I want to encourage everyone to enjoy this wonderful resource we all share, but I also want to ask you to be involved as a volunteer to support some of the activities we sponsor throughout the year or serve on the board. The Halloween party is approaching. This is a fun event to attend with your children, but it is also a wonderful opportunity to volunteer a little time. We are also looking for a Belringer editor, so if that something you would enjoy, please let us know. Lastly, we have a couple openings on the board and the election is quickly approaching. If you would like to serve on the board please consider running.

- Mitch Cipriano, President

Treasurer Report

It's been a LONG time since I've been able to provide a Belringer update. So this is a bit lengthy, but has lots of relevant and important information.

Cabana Exterior replacement project-

As you have probably noticed, we now have a beautiful new cabana exterior. The old surface was falling apart, looked shabby in the midst of our beautiful neighborhood, and was at risk of causing structural damage due to the seepage of water into the building. After ripping it off, we found NO dry rot, termite damage nor other evidence of deterioration of the frame. The stucco and engineered stone surface is expected to provide durable protection for 40-50 years with virtually no maintenance. Couple that with an expense that was lower than we thought last fall, and we have a lot of things to celebrate! The board has received MANY positive comments about how nice it looks, and it's great to receive that feedback. We also installed low energy LED exterior lighting to make it brighter and more cost effective at night. Our 2016 Budget for the complete project was \$75K, and we managed to do it for about \$38K.

Pool Boiler-

Remember steam trains of old? They moved the locomotive using steam from a boiler. Similar technology has been used to heat the water for our pool, and just like steam engines of old, the technical expertise to keep them running has waned. After a boiler failure this year, the board decided to modernize with gas powered heaters. It was an easy decision as they cost less than repairing the ancient boilers. The total project was \$23K, and has the added benefit with the expectation of lower energy use over time. Note that this was an unexpected expense, and it comes out of our reserve budget (which is why we have a reserve budget...).

By-Laws Update-

This project has been on hold for a while, but now that we have gotten through a number of other items (a long list here, clearly...) we are renewing our commitment to get this done. Please be on the lookout for information this fall. All 285 units will need to vote on changing the by-laws, and we really need your support.

Litigation-

Every year, the vast majority of our homeowners pay their annual dues. Unfortunately, a few refuse and they wind up in collections. Last year we were sued by one of these members, and the board wound up in court. The good news is we prevailed, the bad news is that it costs ALL of the homeowners with unrecoverable legal fees in order to deal with the situation. If you ever find yourself in a situation

We're on the Web!

Visit us at:

www.belwoodhomes.org

Email us:

hoa@belwoodhomes.org

Cabana Contact:

Gina Wagner

408.358,2229

cabana@belwoodhomes.org

HOA Mailing Address:

Belwood HOA

P.O. Box 1372

Los Gatos CA 95031

board member to set up a payment schedule. We do NOT like sending anyone to collections and do it only in cases where we do not expect to ever see our money.

Electronic payments-

To date, most HOA payments have been via check. Whether you write that check or have your bank send us a check, there hasn't been a lot of options. We are currently in the process of setting up another way to pay. Many of you already do this via your bank. For example, if you bank with Chase it is called Chase QuickPay, Wells Fargo has Wells Fargo SurePay, and others brand it with their own name. It allows easy transfer of money between banks without revealing any account numbers. All you do is send a payment to an email address or phone number. Once that happens, the payment is accepted and electronically transferred. That's it! No check to write, no envelope to stamp, etc. Look for more information in December when we send out our 2017 dues package.

Website-

Many of you know this, but we try to keep our website current with the latest information, FAQ's, forms, etc. The URL is <http://belwoodhomes.org> so please check it out. We also send out email blasts so make sure we have your correct emails address. Timely information such as Movie Nights, 4th of July Party, etc. are sent out that way.

Get Involved!-

We have the best community in Los Gatos. We have so many wonderful things going on (cabana events, swim team, friendly neighbors) that make it special. But it still requires work to put things together. We need an editor for the Belringer (you probably noticed that on the first page...). We need an events coordinator. We need board members. Please consider volunteering to help keep Belwood great! A small amount of your time will result in many smiles. Thanks for considering helping out.

I encourage you to attend a board meeting or contact me with any questions or concerns.

- **Dave Klenske, Treasurer**

Secretary Report

Election of 2017 Board of Directors

During the second half of October, you can expect to receive in the mail your ballot for the election of the 2017 HOA Board of Directors. All residents are encouraged to vote. To make it clear that the envelop contains a ballot, it will be stamped in red in the lower left corner, "Ballot Enclosed. Thanks for Voting!" Ballots will be counted the second half of November.

The Davis-Stirling Act, the California law governing HOA's, has very specific requirements for the casting and counting of ballots. The details of what you must do to make sure your ballot is counted will be included with the ballot mailing. Please understand that the 'interesting' steps you must follow—e.g., the placing of your marked ballot inside of one envelope, which must then be placed inside of another, as well as the signing of the upper left-hand corner of the return envelope—are not requirements that the HOA itself put in place as part of some evil psychological experiment. Instead, they are part of Davis-Stirling, which we (and you) are legally required to follow. Rest assured that if your ballot is received in a non-compliant manner, we will not have you arrested; however, we will be precluded from counting your ballot.

Also included with the ballot and ballot instructions will be Treasurer Klenske's annual letter and financial statements for your review.

We Need Board Members

If you are interested in serving our community as a Board member, please contact anyone currently serving on the Board. Todd Harris, who served as Board President for several years, has moved from the neighborhood, leaving at least one opening for 2017. To ensure that the names of all interested parties are on the ballot for the upcoming election, please let your interests be known by October 2.

The Belwood Board is a great way to serve your community. The Board meets at the clubhouse the third Tuesday of each month for approximately two hours. The focus is on operating and maintaining the Cabana Club, it's facilities and activities. I can personally attest that these are a great group of people who dedicate themselves to ensuring that the Club serves our community in a beneficial, effective, safe, and financially responsible manner. We need you!

- Tom Martin HOA Board Secretary

Bocce Courts are coming to the Cabana!

You may have noticed the yellow caution tape as you drive by the Cabana. It is the outline of 2 new bocce courts. It has taken a couple of weeks, but it not because of a slow contractor, it is because the courts are being installed by 100% Belwood volunteer labor. The final level layer of material will need to cure for a week, so the expected opening should be early October just in time to take advantage of the last days of Indian Summer.

The courts are side by side between the basketball court and the parking lot. They will be lit with LED rope lighting under the frame's top cap for non-glare nighttime playing. The courts are 10 x 55 feet with a playing surface of stabilized decomposed granite on top of base rock. 45,000 pounds of the gravel were moved by the following volunteers: Scott House, Rich Dobner, Stacy Dobner, Erica Osman, Patti Killen, Jim Toms, Paul Baguley, Terry Bell, Barbie Bell, Henry Bell, Jack Bell, Rich Renati, Charleen Renati, Steve Gabriel, Gretchen Gabriel, Scotty Gabriel, Sam Gabriel, Alex Roshan, Kevin Kessel, Jacob Kessel, Tom Sandoval, and Lloyd Grant

Special thanks goes to Jim Ray, who not only volunteered his time, but as a Contractor he lent us all of the tools and site leveling equipment we needed to complete the job. He even negotiated discounted pricing from Economy Lumber for a community project.

The courts will be open to key holders from 6 AM to 10 PM. As with guests for the pool, there will be a guest fee of \$3 per person. We ask that games be limited to an hour when other are waiting for the courts.

The primary purpose of the Cabana is to provide recreational opportunities for the neighborhood and to foster a greater sense of community. We are excited that we have been able to provide another source of recreation for all ages that will bring more of us together.

Buon Divertimento!

- Lloyd Grant, HOA Board Member

Bocce Ball Court Building Crew



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. Our recent activities included beach camping, rock climbing, laser tag, Los Gatos Holiday Parade, Pinewood Derby, and sleepover on an aircraft carrier.

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 August and May.

Location:

Belwood Cabana 100 Belwood Gateway Los Gatos 95032

For more information, contact:

Matt Quadro, 408-398-4522, qbug25@yahoo.com

Belwood Halloween Party

When: Sunday, October 23rd, 3:30p - 6:00p

Where: Belwood Cabana

Who: Belwood HOA (class A & paid D) members

Entrance fee: FREE!

What: make spider pops, face painting, photo station, spiderweb walk, zombie tic-tac-toe, monster face cookie challenge

Food available for purchase during the party: cotton candy, popcorn, soda, and pizza (hot pizza served @ 5pm)

Notes: Dressing up is highly encouraged!



Belwood Halloween Movie

Who: Belwood HOA tweens, teens, and adults

When: Sunday, October 23rd, 6:00p -9:00p

Movie: Ghostbusters (PG-13)

Notes: Bring a bean bag, pillow and/or sleeping bag. The movie will be inside the cabana. * * Middle and high school students can receive community service hours for volunteering from 3:30p-6:00p. Please sign-up on Sign-Up Genius along with the adults:

<http://www.signupgenius.com/go/10C0948ABA62FA3FB6-belwood>



Belwood Dolphins Swim Team

The Belwood Dolphins had a fantastic dual meet season with 4 wins and only one loss, and the single loss by only 0.1 points. It does not get any closer than that. At Champs the team did great with a 4th place finish in the Valley Cabana League

We want to extend a huge congratulations to the following swimmers who have set a new Belwood Record:

Sarah Applebaum is the new 7-8 girls Freestyle record holder with a time of 15.56.

Kyle Woo broke three, yes three, records in the 11-12 boys category, two which have stood for decades:

50 fly with a time of 27.52

100 IM with a time of 1:05:18 (23-year-old record)

50 free with a time of 25.81 (32-year-old record)

A remarkable job! Congratulations to Sarah, Kyle and the all the Belwood swimmers for a fantastic season.

If you are new to the neighborhood or simply want to join the swim team, please mark your calendars as registration for swim team begins in February.

If you would like additional information on the Swim Team you can check out the website at www.Belwooddolphins.com

- Lisa Goldberg, HOA Board Member

President	Les Cooper	103 Belwood Gateway	356-8011
Director	Bob Williams	321 Belblossom Way	356-3478
Director	Ray Camyre	136 Belvue Drive	356-4951
Director	Ned Hansen	108 Bacigalupi	356-5418
Director	Pete Hendrickson	101 Belcrest Drive	356-5205
Director	Mary Whiteley	173 Belwood Gateway	356-3313
Managers	Les & Mary Whiteley	"	"

BELWOOD HOMES NEWSLETTER

Hi to all the membership of Belwood. After a long, hard wet winter, we are looking forward to seeing all of you down at the pool for sun and fun. Opening date is April 14, with hours being from 1 to 7 (guarded) during Easter Vacation.

From April 23rd to June 15th: Weekdays... 1 - 3:30 (Unguarded)
 3:30 - 5:30 (Guarded)
 Weekends... 1 - 7 (Guarded)
June 16th until start of school in Sept: 1 PM - 10 PM (Guarded)
Start of School to Oct. 15th: Weekdays... 1 to 3:30 (Unguarded)
 3:30 - 5:30 (Guarded)
 Weekends... 1 - 7 (Guarded)

One must remember that the month of October is not always swimming weather, so due to attendance or weather on some days we might close up shop a little early. Also, for those members with little tots who nap in the afternoon, noon to 1 (unguarded) will be available for their use. The only time this will not hold true will be the 4 weeks of summer school. Age 14 or accompanied by parents is still the rule for unguarded hours. The age for adult swim will still be 16.

As you have been notified, dues are \$72.00 this year and, in order to facilitate operation of the pool, the Board of Directors sets the following payment schedules:

	March	- \$12.00	
	April	- 12.00	April - 24.00
(Dues must be paid in	May	- 12.00	or May - 24.00
Full on or before June 30.)	June	- 12.00	June - 24.00
	June 30	- 24.00	

Send payments to: Belwood Homes Assoc., P.O. Box 1372, Los Gatos 95010.

There will be no cards issued this year; records will be filed at the pool. If you have not filled out an information sheet, please do so before pool opens. Last name, both first names, address, phone, emergency phone, childrens' names, birthdate and age. Thank you.

A Swim Team meeting will be held Thursday, March 8, at 7:30 PM at the pool rec. room. All those interested are urged to attend. Proposed practice hours are: 5:30 to 7 until end of school; then 11:30 to 1 during Summer School; then 10:30 to noon until start of school; then back to 5:30 to 7. *11:30-1 PM* *A.G. 9:25 AM*

We need HELP - we need YOU! Those wishing to give us a little of their time would certainly be appreciated on March 17 starting at 8 AM. This is for general clean-up, redoing the sandbox and starting on the triangular section at the back of the pool. If you can give us only an hour or two anytime of the day, do not hesitate. We do need you.

Mrs. Rackid will be giving swimming lessons this year. She is also qualified to teach the handicapped. Sign ups will be made available at a later date at the pool.

There will be an opening for a Director in May. Interested?

Mrs. Whiteley needs an adult gatesitter desperately for part-time work. We still need a Secretary; surely there is a gal in Belwood who can take notes and type.

Please - we are asking that there be no more Motorbike riding in the parking lot!

Pool rules will be very much the same as last year and will be posted at the pool for all to re-read.

Mr. & Mrs. Whiteley, being the new managers, wish you all to know that they do so want this to be a good season. So, if anyone has any questions, suggestions, etc., please feel free to call them at 356-3313 or come to their home at 173 Belwood Gateway.

Sincerely,

The Board of Directors

Thanks for your interest
An Early Belinger from 1973

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

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](tel: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](tel: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 , 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>.

Editor's 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. **Article submissions for the Belringer from the community are very much encouraged.**

Now that you've finished reading this copy, are you ready to become the editor? Please consider that and reach out to us!

Help Us Make Sure It's Not The Last! We're being serious here...we know where you live!