

# Belwood Belringer

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



The Pool's final weekend with lifeguards is Labor Day weekend.

Starting Tuesday Sept. 6th the pool is only open for key holders until the pool closes for the season Oct. 1

## In This Issue

- President's Message
- Treasurer's Message
- Belwood News and Events
- Swim Team update
- Ladies Water Fitness
- Boy Scout Troop 339
- Community Bulletin Board

## Board of Directors of Belwood Homes Association

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

**President**  
Rich Renati: 408 690-8568

**Vice President**  
Lloyd Grant: 408 358-4956

**Treasurer**  
Dave Klenske: 408 829-3283

**Secretary**  
Dan Saban: 408 799-6380

**Directors**  
Scott House: 408 655-3691  
Debbie Gary: 408 981-3131  
Bob Kalpin 408 306-7610

## Facilities Manager/Cabana Scheduling

Sophia Smith  
[cabana@belwoodhomes.org](mailto:cabana@belwoodhomes.org)  
408-358-2229 (Voicemail only).

## Belringer Newsletter

Debbie Gary  
[hoa@belwoodhomes.org](mailto:hoa@belwoodhomes.org)

**Events**—Mary Schepman  
[hoa@belwoodhomes.org](mailto:hoa@belwoodhomes.org)

HOA Mailing Address:

Belwood HOA  
P.O. Box 1372  
Los Gatos CA 95031

## We're on the Web!

Visit us at:

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

### ***President's message– by Richard Renati***

Over the past 4 years serving on the HOA board, I have witnessed the commitment of the current Board of Directors (BOD) to realizing our primary duties, including: representing the common interest of the entire membership; managing the facility in a safe and sound manner; maintaining financial and fiduciary responsibilities; and administering the facility in such a way, that it is viewed as an enhancement to living in the Belwood community. As a completely volunteer leadership group, their efforts are greatly appreciated, and should be applauded.

With that said, we currently have one vacant position on the Board of Directors and are actively looking for Belwood residents to fill these positions. The HOA cannot run without the efforts of our dedicated BOD, and it is imperative that we get new members involved to ensure the preservation of our cherished community asset. If you are interested in joining the Belwood BOD please contact any board member and fill out the application form found in FORMS on the HOA website. We would love to have more community participation to support our HOA.

I would like to thank Scott House for his dedicated service to the BOD over the years. Scott will be finishing up his commitment to the board at the end of 2022. In addition, I would like to welcome Bob Kalpin as our newest member of the BOD. Bob is a long-time resident of Belwood, and we are excited to have him on our team.

As we move into 2023, the California Rules and Laws governing Home Owners Associations are growing more complicated and onerous. The Board has come to the realization that it is no longer sustainable for a completely volunteer BOD to manage and comply with all these requirements without professional support. The BOD will be seeking the services of a property management company to help support some of the key compliance requirements. Although we are in the early phases of identifying our specific needs, we are dedicated and selecting a service provider that will bring maximum value to our community.

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### ***Belwood Halloween party is coming back this year***

Mary Schepman is our new Belwood Event's coordinator and she will be bringing back the Belwood Halloween party. This party is during the day mainly for the little ones to wear their costumes and have some fun. It will be fairly low key event with decorations, food, drinks and some games for kids. Mary will provide details closer to the event. She will need some Ghosts and Goblins to run some kids games for a couple hours, great job for some young teens.



If you would like to help or have some ideas you can contact Mary via the HOA email. [hoa@belwoodhomes.org](mailto:hoa@belwoodhomes.org)

## ***Treasurer's message— by Dave Klenske***

Happy end of summer! I hope you were able to enjoy the pool and meet your neighbors.

This is the time of year that the board is working on finalizing the 2023 reserve study and budget. As you listen to economic news and consider your own personal budget, we have been impacted by the same things. Utility rates have increased, payroll costs are higher, things we buy are costing more. While our basket of goods does not include things like food or transportation, we still have repairs, maintenance, and supplies which have all increased. And planning for future replacements of major items necessitates prudent financial planning to ensure we have funds in our reserve account to pay for them.

Additionally, we are experiencing increasing cost of compliance to deal with the many existing and new state laws affecting HOAs. And while we are doing our best to manage, it is growing beyond the reach of an all volunteer board and we believe we will need to significantly increase spending on outside professional services. We do expect we will likely have to hire an outside management company in the near future who specialize in HOAs. The board has

initiated a search to look into options and we will be communicating with members as we go through the process.

The combination of both situations has resulted in our dues having to go up 20% next year, the maximum allowed without a homeowner vote. And if we do hire a management company, we expect to have to increase dues in future years to pay their fees as well. But at this point, we can only speculate what the costs will be and until we have concrete information on fee structure. Obviously, we are doing everything possible to minimize costs to homeowners and be fiscally responsible.

I'd like to also urge you to consider getting involved with the HOA! We have many opportunities to help, such as running for the board (we have an open board seat!), volunteering to help with community events, writing an article for the Belringer, or to serve on a subcommittee of interest. In other words, fantastic ways to keep our neighborhood great!

Looking forward to seeing you soon!

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## ***Calling all teens interested in becoming lifeguards next summer***

Do you have a child close to 15 years old that is ready for a paying job next summer? They can lifeguard at the Belwood Pool. Students must be at least 15 years old by the last day of Red Cross class. Students must pass a pre-course swimming skills test prior to taking lifeguarding courses .



The American Red Cross Lifeguarding Classes in San Jose are designed to train you with the necessary skills to promote water safety, prevent accidents and injury while also learning crucial response techniques in the event of a water emergency. The Red Cross lifeguard training program is designed to arm you with the proper knowledge necessary to be a lifeguard while also preparing you for a variety of scenarios around water. <https://www.redcross.org/take-a-class/lifeguarding>

## ***Belwood News and Events***

### **LADIE'S WATER FITNESS - Thursday's 11:45am – 12:45pm**

Class will run until September 29th Thursday's 11:45am – 12:45pm

You don't have to be a Belwood resident to join this class, so grab your friends and head to the pool. This water fitness class provides a cardiovascular workout. It strengthens and conditions your body without stress to muscles and joints. This is a great way to add variety and fun to your workout. No equipment needed. This is a great class to get to know your neighbors and have some fun while you exercise.



**You must know how to swim to attend this class**

**September Session** Thursday's (3 classes Sept 15, 22, 29) for \$45

Drop-in fee is \$20 (cash) per class - space permitting.

Email [cindyadamspilates@gmail.com](mailto:cindyadamspilates@gmail.com) Text or Call 408-655-5696

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### ***Local Boy Scout Troop 339 accepting new scouts***



Troop 339 has a long history of providing fun and challenging scouting experiences for teenage boys. We welcome any interested boy of Scout age, starting in 6th grade until 18 years old. Scouts meet weekly for a meeting/planning session and usually have one camping experience each month.

A Scout spending a year or more in our Troop will experience hiking, camping, backpacking, navigation, cooking, first aid, rope work, knots, climbing, rappelling, snow sports, kayaking, caving, bicycling, boating, swimming, and more.

The skills we are teaching are not only used for outdoor challenges, but can also be applied at home, school, and work. There is a confidence that comes from knowing what to do, and from having done it before, that allows the Scout to emerge as a leader in many situations. The way we build this confidence is through challenge. Our outings stretch the youth's experience to, and often beyond, what they thought they could do.

**For more information visit the website for the troop. <https://www.pclg.org/339-2/>**

#### **Our recent past adventures:**

Camping /Orienteering Grant Ranch

Monterey Bay Kayaking and Camping at Mt. Madonna

Backpacking at Henry Coe

White Water Rafting

Backpacking at Castle Rock

#### **Our adventures this summer:**

3 Scouts from our Troop are attending NYLT

22 Scouts from our Troop are attending Wentle Scout Camp

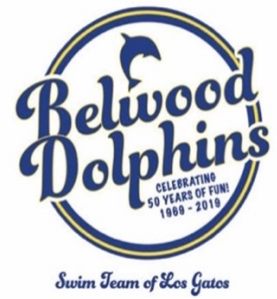
7 Scouts from our Troop are backpacking at Philmont Scout Ranch



Charter Organization: Presbyterian Church of Los Gatos 16575 Shannon Road Los Gatos, CA 95032



## Belwood Swim Team News



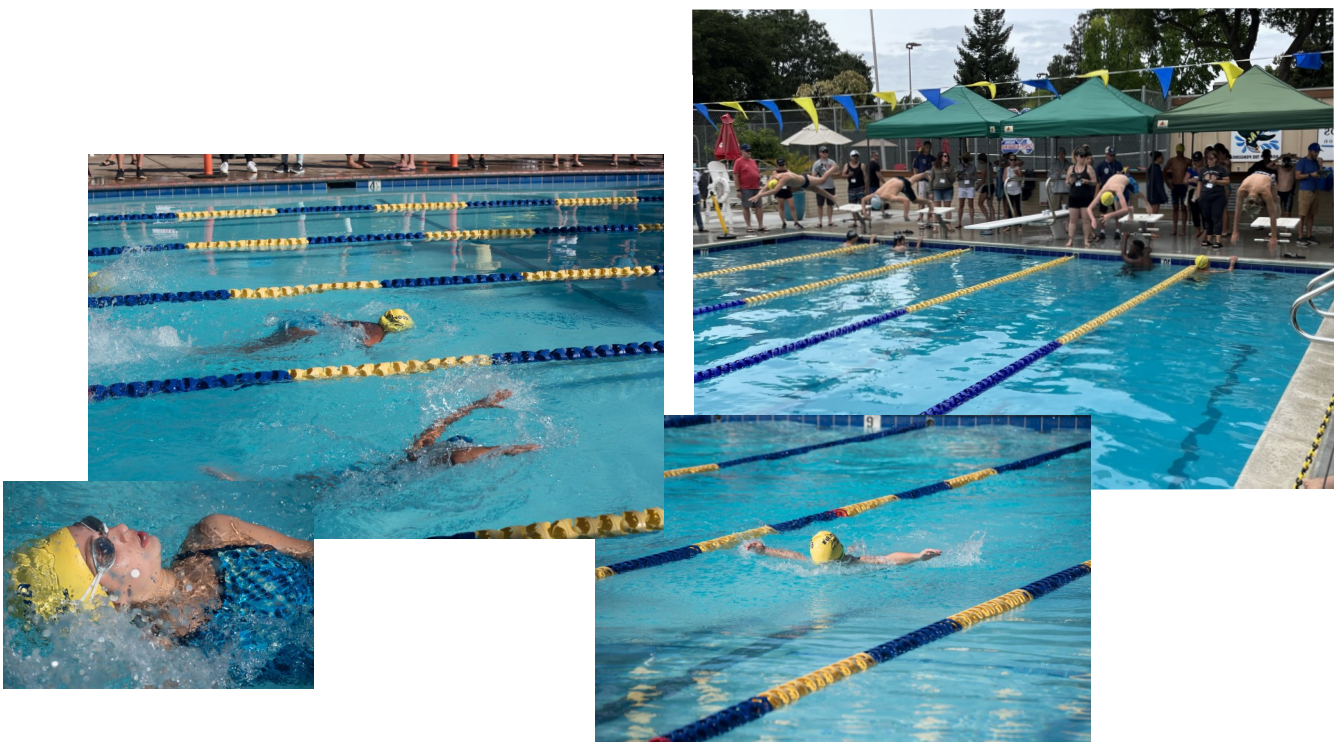
### Belwood Champs for 2022!

The Belwood Swim Team is back and is stronger than ever. Swimmers and their families had an amazing season of fun, friendship, improved swimming skills and race times. Oh, and you may have heard .....we won the VCSL Championship!!

The last time Belwood brought home a VCSL Championship was in 2007. Our team was made up of many 1st time swim team members who worked hard over the season to refine their strokes and improve their times. It was because of our improved time points that Belwood edged out the second place team.

Coach Jesse Sanes and his team of coaches did an amazing job this season. We would love for more Belwood residents to join us next year. Registration will open on February 1st at <http://www.belwooddolphins.com>. If you would like to see what a season of fun looks like, please watch our end of the year video. A huge thank you goes out to Panteha Saban for her hard work on this amazing video! The team would also like to thank the HOA Board for their support over the years. Go Belwood!

Video link <https://www.youtube.com/watch?v=YYka8cusEuo>



## *Gardening and Bird Watching in Belwood*

Autumn is a beautiful time in our neighborhood. The liquid amber and Pistache trees put on a colorful transition from greens to oranges, yellow, and flaming reds.

Have you noticed the resurgence of owls in Belwood? It is wonderful to have them hooting again, between dusk and dawn. Our recent decline in owls (2017 – 2021) may have been a result of owls ingesting rats which had been poisoned by homeowners. Great horned owls and other wildlife are becoming victims of these poisons, which work their way up the food chain from prey to predator. If you have a rodent issue, please use rat traps rather than putting out poison. There are new rat traps on the market which are easier to set than the spring loaded, wooden ones, and they are reusable.



Autumn, not spring, is the ideal time to plant California native plants. They establish roots during the cool weather and seasonal rainfall. In addition to requiring less water than non-native plants, they support the biodiversity needed for our local songbirds, butterflies, bees, and other important pollinators.

To learn more about native plant gardening, click on this website for the Santa Clara Valley chapter of the California Native Plant Society.

<https://www.cnps-scv.org/>



With cooler days on the horizon, here are a few garden reminders:

Adjust your automated sprinkler system to be utilized less than in the warmer months.

If you have fruit trees, keep the fruit litter picked up. On top of making your landscape look neater, piles of debris can also be a great breeding ground for pests and diseases that could damage plants and trees.

As our trees drop their leaves, remember that the Town of Los Gatos has a Leaf Blower Ordinance. Compliance by you (and your gardeners) lowers neighborhood noise and pollution. FAQs can be found at: <http://www.losgatosca.gov/2059/Leaf-Blower-Ordinance>

## Community Bulletin Board

If you would like submit an article send the info to the Editor Debbie Gary [hoa@belwoodhomes.org](mailto:hoa@belwoodhomes.org)

**Safety Reminder** -Belwood is a big walking neighborhood in the evenings, please consider wearing reflective or light-colored clothing to warn drivers of your presence. Pets may benefit from wearing a lighted collar, as well.



## Santa Clara Valley Mineral /Gem Society

**We are a group of Rock, Mineral and Jewelry enthusiasts that meet on the fourth Tues of each month at 100 Belwood Gateway (The Cabana Club), Los Gatos, CA**

Field Trips—We sponsor frequent field trips and tours for mineral, rock and fossil collection. We participate in the North Bay Field Trip cooperative. Field trip listings are published monthly in our bulletin. Further information and maps are available at our monthly general meeting.

Study Groups- are formed as member interest dictates. We have had study groups in faceting, beading, carving as well as in mineral identification and lapidary. New groups form as needed.

We have an extensive library of books and video tapes covering most facets of the hobby and earth sciences is available to our members.

Guests are always welcome at our meetings, study groups and field trips.

Please call Kathy McChristian (Junior Program) 408-258-8400 or Frank Mullaney 408-266-1791



<http://www.scvgms.org/>

## Check out our local author

Author Betty Auchard lives in the Belwood neighborhood and she has written and illustrated her fourth book. The title is "Posing Naked, and other true tales" available on Amazon where you can also read the reviews. Email her at [btauchard@aol.com](mailto:btauchard@aol.com) or check out her website [bettyauchard.com](http://bettyauchard.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)

## 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](http://www.koolinahome.com)