

# BELWOOD BELRINGER

DECEMBER 2017

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



## IN THIS ISSUE:

### PRESIDENT'S MESSAGE

*The Year in Review & Expectations for the New Year*

### TREASURER REPORT

### SECRETARY'S REPORT

*2018 Board Election Results*

*By-laws for 2018*

### FOR YOUR INFORMATION

*Mt. Umunhum is Open!*

*Union little league baseball – Spring 2018 Season*

*Holiday Recipe*

### BELWOOD EVENTS

*Welcome Our New Neighbors*

### COMMUNITY BOARD

### EDITORS' NOTE

#### Board of Directors

##### **President**

Mitch Cipriano: 408.206.8862

##### **Vice President**

Jared Beck: 408.499.2223

##### **Treasurer**

Dave Klenske: 408.829.3283

##### **Secretary**

Thomas Martin: 408.656.4017

##### **Directors**

Lisa Goldberg: 408.410.0448

Lloyd Grant: 408.358.4956

Scott House: 408.655.3691

Daniel Saban: 408.799.6380

##### **Facilities Manager**

Gina Wagner: 408.358.2229

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##### **We're on the Web!**

Visit us at:

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

## President's Message

I'm writing my final letter as your HOA president. Retiring from the board at the end of this term has definitely created mixed emotions for me. Serving on the board for the past several years has been an amazing experience. I developed relationships with a team of remarkable people and learned a lot about our community. It was also a transformative time for the association. We made a number of major improvements to the club that improve the experience for all of our members:

- Numerous improvements to the pool that not only make it more enjoyable but also make the operation more efficient and help keep our expenses down.
- Remodels to the restrooms to create a more pleasant and welcoming environment.
- External face-lift to the cabana that greatly enhanced its appearance while tending to some much-needed maintenance.
- A new bocce ball court that was built with community volunteer resources to keep costs minimal.

In addition to the facility improvements, we adopted a new set of bylaws that are in full compliance with the latest regulations governing HOAs and creating the flexibility to change as needed in the future as needed without a lengthy and costly rewrite.

As a board we always remained focused on delivering a great experience to our membership while always maintaining a conservative fiscal planning process that keeps costs minimal. Overall, the HOA is very well positioned for the future.

One area of my original vision for the HOA is still unfulfilled. I see the cabana as not only a pool, but more of a community hub. One that hosts frequent events and activities and attracts participation from wide range of our membership. I believe the single lacking ingredient to deliver on this is a volunteer focused on planning and promoting the activities. In fact, this year, for the first time in memory we had to cancel the Halloween party because of a lack of a volunteer to plan it. If you have spare time and are interested in adding immeasurable value to our community, please consider volunteering to be our activities director.

As we head into 2018, you can be rest assured that we go in with a solid and unified board of great members, a solid and fiscally responsible plan. I hope that the new year brings so many new beginnings for everyone here in Belwood and, prosperity and good health to everyone throughout the year.

**- Mitch Cipriano, President**

## Treasurer Report

The board is winding down the year and we remain optimistic about the future. Over the past few years we have really transformed the cabana club. It's really come a long way in the past 10 years, and is really a great asset for the neighborhood and something we all should be proud of.

As we wind up the year, we remain close to plan with our 2017 budget. We predicted we would be able to contribute about \$30K to reserve expense, and at this point that appears to be achievable. We'll make that final decision at the December board meeting but I'm optimistic at this point. I think it also says a lot about the care the board takes to ensure we know what our income will be, what our expenses will be, and we manage it accordingly. Every October we send out the budget for the following year and sticking to that budget is a very important goal of all of us.

Slightly off the financial track, one of the items that is of concern to me personally is the lack of leadership by members for events. Our Halloween party, which has been a tradition as long as anyone can remember, had to be cancelled as nobody would step up to champion it. The board has discussed this at length. Are kids in the neighborhood getting older and therefore it's not as relevant to as many families? Are families too busy and not interested in it? Are people unwilling to volunteer, and therefore only willing to lead it they are paid? Perhaps parents think it requires too much work? The cabana is a central focal point of the community. It brings us together in so many ways. Casual swimming, bocce, bingo nights, watching movies, BBQ with your friends, swim team, 4th of July party, Halloween party and on and on. Many of these are volunteer led. We have a playbook on what to do and how to do it, but most of us on the board commit many volunteer hours to the HOA and cannot add another item to our list. That's why we encourage involvement from the community. Many hands make quick work of these events but we really need YOU to step forward and continue the tradition. So please think about this for 2018 and consider becoming more active. It only makes our neighborhood a better place!

One last item, I'd like to thank the directors leaving at the end of December for all the hard work they put in over the years. I will personally miss them and all they do for our community. In January, we will welcome the new board (with at least one new member) and we will be slimmed down to only 7 board members (per the new bylaws).

If I don't see you, have a safe and fun holiday season and I look forward to seeing you in 2018!

**- Dave Klenske, Treasurer**

## Secretary's Report

### 2018 Board Election Results

The election for the 2018 Belwood of Los Gatos Homes Association Board of Directors is now completed. Your 2018 Board of Directors will be:

Jefferey Brown  
Lisa Goldberg  
Lloyd Grant  
Scott House  
David Klenske  
Tom Martin  
Daniel Saban

The 2018 Board will hold its first meeting January 16, and its first item of business will be to elect officers for the year.

This year's election had a participation rate of 30%, compared with last year's 33.3%. Thanks to all Class A members for your support!

### By-Laws for 2018

This year saw major updates to the HOA by-laws, including the following significant changes:

- a. Compliance with current HOA governing law, The Davis-Stirling Act.
- b. Board reduction from 9 directors to 7.
- c. No elections-by-mail for uncontested Board elections.
- d. Creation of a Swim Team Committee.
- e. Better quorum definitions.
- f. Better membership definition.
- g. Eliminate Annual Meeting requirements.
- h. Eliminate mandatory audits by a CPA.
- i. Allows recovery of expenses in lawsuits.
- j. Add Board ability to modify portions of the Bylaws without a homeowner vote.

Regarding the last item, governing law restricts the Board from making any by-laws changes that limit member voting rights without an election by mail. The modifications anticipated in item "j" are those required to keep the by-laws in compliance with governing law.

The current by-laws are posted on the HOA website at:

<http://www.belwoodhomes.org/hoa.html>.

Looking forward to 2018!

**- Tom Martin, HOA Board Secretary**

## For Your Information



### Mt. Umunhum is Open!

Santa Clara County's member of the Bay Area's Tallest Peaks is now open for visitors! Joining Mt. Tamalpais, Mt. Diablo, and Mt. Hamilton, our very own Mt. Um is ready for its close up. Open 7am to sunset, the newest member of the Open Space preserve provides 360 degree views.

At the summit, you will find a decent sized parking area. Be prepared to walk up 150+ stairs or a ¼ mile road to get from the parking lot to the top. The very top has 3 handicapped spaces only. You will find pit toilets at the parking lot, but no

water anywhere on site and no dogs allowed, even in cars. As a dog owner, I can attest that it is not dog friendly. And at 3500 feet, the weather can be very different than down in the valley.

Besides the Cube, there are paths to the actual summit and some amazing views. You will find several information kiosks that detail the history of the area, going back to the Ohlone tribe. There are also new trails to the top, from Bald Mountain and the Bay Area Ridge Trail. It really is amazingly beautiful up there - I strongly encourage a visit. Bikes, of course, are allowed but there is no horse trailer parking at the summit.

- Renai Fitzpatrick, Editor

## Union Little League Baseball – Spring 2018 Season

**UNION LITTLE LEAGUE BASEBALL**  
**SPRING 2018 SEASON**

**REGISTRATION OPENS**  
**NOVEMBER 1ST**

Union Little League Baseball is a fun, safe, community run league that is open to boys and girls ages 4 - 14  
Divisions: T-ball - Juniors

The 2018 Spring Season runs from February 1st thru May 31st.  
Games start in early March and are held on weeknights & Saturday's (T-Ball Saturday only). Each team will play about 15 games.

**All players must register online:**  
[www.unionlittleleaguebaseball.com](http://www.unionlittleleaguebaseball.com)

Early bird discounted pricing ends Dec. 10th, 2017.  
For questions, please email [unionlittleleague@yahoo.com](mailto:unionlittleleague@yahoo.com)

*Union Little League - Proudly serving our community since 1960!*

## Holiday Recipe

### Thomas Keller's Molten Chocolate Tart Recipe



Straight from the *French Laundry* into your home kitchen, Chef Thomas Keller's Molten Chocolate Tart is sure to be a hit among family and friends during the holidays!!!

#### Servings: 6

#### Ingredients

- 4 ounces best-quality semisweet chocolate, finely chopped
- 1 1/2 ounces unsweetened chocolate, finely chopped
- 10 tablespoons (1 stick or cube plus 2 tablespoons) unsalted butter, cut into cubes and softened
- 1/2 cup granulated sugar
- 3 large eggs
- 1/2 cup plus 2 teaspoons all-purpose flour
- 3/4 teaspoon baking powder
- 1 1/2 tablespoons unsweetened cocoa powder
- Vanilla ice cream or vanilla-flavored whipped cream, for serving

#### Preparation

Place the semisweet and unsweetened chocolate in the top of a double boiler or in a bowl set over a saucepan of hot water over low heat (the bottom of the bowl should not touch the water). Stir occasionally until the chocolate melts; remove from the heat. Learn different techniques for [How To Melt Chocolate](#).

When the chocolate is smooth, stir in the butter and sugar until smooth. Add the eggs, flour, baking powder and cocoa. Beat with an electric mixer at medium-high speed until the mixture is pale and has a thick, mousse-like consistency, about 5 minutes.

Fill the ramekins 1/2 full and cover each with plastic wrap. Freeze for at least 3 hours. NOTE: The ramekins can be filled and frozen up to 3 days in advance.

Just before serving time, preheat the oven to 375 degrees F. Place oven rack in the center of the oven. Bake the cold desserts until the outer edges of the tops are set, but the centers are still moist and shiny, usually 10 to 11 minutes. Remove from oven.

To serve, invert each hot portion onto a serving plate and serve warm, with a small scoop of the vanilla ice cream or a spoonful of vanilla-flavored whipped cream. Alternately, serve directly from the ramekins.

## Belwood Events



### Welcome Our New Neighbors

The community is looking for someone who would like to organize a meet-and-greet with neighbors both old and new. The Belwood Board would like to introduce our new families (20 in the last 2 years!) to their fantastic Belwood neighborhood. A few folks had tossed around the idea of gathering at the Cabana Club on a Sunday afternoon for a casual neighborhood gathering with light nibbles. Would you be willing to spearhead this? The board can contribute some funds for the food. All that would be needed would be to confirm a date and time that the cabana is available, and then ask the board to send out an email blast with details and a request for helpers. Perhaps some of our artistically minded kids would be able to make a few posters to place around the neighborhood as well. This would be a fairly easy volunteer opportunity!



## 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

#### Middle School/High School Math Tutor

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

### Community Ads

#### Music Lessons

Looking for a music teacher for your children or yourself? GREAT teacher just moved near your home. Claudia just moved to Belwood, she 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.

She also trains with great success students wanting to take the London Royal Academy ABRSM Music test.

For more information please send to: [cgantivar@yahoo.com](mailto:cgantivar@yahoo.com), and visit <http://www.claudiagantivar.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)

#### 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](mailto:btauchard@aol.com) or check out her website or current blog: <http://bettyauchard.com/>.

### 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>

#### 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

We encourage all who would like to volunteer for any event during 2018, to contact [hoa@belwoodhomes.org](mailto:hoa@belwoodhomes.org)

Wish you all a Happy and Safe Holiday Season!



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](mailto:hoa@belwoodhomes.org)