



Belwood Belringer

Fall, 2026

Quarterly Newsletter for Members of the Belwood of Los Gatos Homes Association
for Cabana info or questions: Cabana@belwoodhomes.org

Upcoming Cabana Calendar Dates

- Mondays 4PM Facility Manager (Evy) Office Hours
 - Thursdays 6PM Belwood Yoga
 - 3rd Tuesday 7:30PM Belwood Board Meeting
 - 4th Tuesday 6PM Mineral and Gem Group
 - Oct 25th 3-5PM Halloween Party
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President's Message

Debbie Gary



Did you know that Belwood's three largest expenses for the cabana are PG&E, lifeguard wages and insurance. The board has been working to reduce as many of our expenses as we can. The reduction of expenses will make some changes for the cabana but will provide the best financial outcome for the community. The following are a summary of some of our considerations for the Fall, 2026:

- We have voted to install a solar panel array to offset our \$30K yearly PGE bill, 10% of our expense budget. The new system will be 35.7kW-DC and provide an annual Electrical Offset 96.8% of one of our largest expenses. This system does require the HOA to take out a 20 year loan, however the electric savings do cover the loan payments and we expect the system will be cashflow positive in 8 years.
- We are considering a reduction in summer lifeguard hours as a cost savings measure and are looking for community feedback. Do we only offer lifeguards on the weekends or do we shift lifeguard hours to a different time period? Come to the board meetings to share your thoughts. Your opinion matters and we value the voices we hear from the community.
- Review of the Cabana rules and consideration of changes to guest swimming. Should guests be allowed to swim when no lifeguard is on duty? Come to the board meetings to share your thoughts.
- Updates of the CC&Rs for the HOA will happen in 2027 with new provisions to deal with ADU additions. You will be invited to meetings once we have a board approved version for your review.

We welcome your ideas! If you have suggestions for other projects the board should consider in 2026, please join us at our [monthly Board meetings held on the third Tuesday of each month at 7:30PM in the Cabana](#). Your input makes a difference!

Looking forward to seeing you at a board meeting or email comments to payments@belwoodhomes.org

Treasurer's Message

Rich Lee

As we approach the end of the year, the Board would like to share a brief update on the financial health of our community and our plans for 2027.



2026 Financial Update

Belwood continues to maintain a strong financial position, with approximately \$126,000 in operating funds and \$291,000 in reserves. We expect to contribute approximately \$43,000 to reserves in 2026.

While several operating costs increased this year, such as legal fees related to the CC&R update, lifeguard wages, and reserve contributions. The Board and Facilities Manager have worked diligently to keep overall operating expenses essentially flat. This was achieved through careful management of utility usage, pool supplies, and general maintenance costs.

Our reserves are set aside for major repairs and replacements that help maintain and protect our community. In 2026, reserve funds supported several important projects, including:

- Common-area lighting upgrades to energy-efficient LED lighting
- Pool filtration equipment replacement

Looking Ahead: 2027 Budget

Looking ahead to 2027, we expect continued increases in insurance and vendor service costs. To help manage these expenses while maintaining the quality of services our community relies on, the Board has approved new pool service and landscaping vendors.

The Board has also approved a target reserve contribution of \$47,000 for 2027. This increase will help strengthen our reserves and keep us well prepared for future repairs and improvements.

We are grateful for the support of our residents and remain committed to managing our community's finances thoughtfully, maintaining our shared spaces, and planning responsibly for the future.

Thank you for being part of the Belwood community.

Secretary's Message

Dan Sabin

Greetings and Salutations Belwood Members:



BOARD ELECTIONS

The new year is just around the corner which means it is time again for elections. There are seven (7) open vacancies for the 2027 Board of Directors pursuant to our By-laws. In addition, there will be four (4) officers elected by the Board at the first meeting in January: President, Vice-President, Treasurer, and Secretary. The slate of candidates for your 2027 Board of Directors will be set at the Board's meeting on 10/20/2026. If you are interested in serving on the Board, **you must declare your candidacy by 9/16/2026**. Declaring candidacy is easy: locate our candidature application form on the website or

simply click [here](#) to fill out the Belwood BOD Candidate Application, and return it to hoa@belwoodhomes.org before the deadline. To be eligible to serve on the Board, you must be a Class A member in good standing (i.e., no unpaid 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. If there is a contested election, ballots will be sent out by mail and counted at a future Board meeting. If you have any questions about serving on the Board, please contact [any current Board member](#) so we can fill you in on what to expect. Serving on the Board is a rewarding process that provides a tangible impact on our Belwood community. We look forward to hearing from you.

CC&R's UPDATE

The Board continues the process of amending all SEVEN sets of CC&Rs, including the associated By-laws, for Belwood. We have budgeted for this long and expensive process and have hired legal counsel. In the next several months, we expect to have a vote on the recommended changes to the CC&Rs and By-laws. **IT IS VERY IMPORTANT THAT EVERYONE WHO RECEIVES A BALLOT (BY MAIL OR ELECTRONICALLY) RETURN OR SUBMIT THAT BALLOT.**

For more information, please visit the Belwood HOA website at www.belwoodhomes.org or come to a Board meeting in the Cabana (3rd Tuesday of every month at 7:30PM).

Thank you!

Facility Manager Update

Evvy Anisimova

We had another great summer at the Cabana! Thank you to everyone who came out and enjoyed the pool, swim lessons, parties, and other activities throughout the season.

As of Labor Day weekend, our lifeguard season has officially ended. The pool will remain open through the end of September for key holders only. Please remember that guests are not

permitted in the pool while lifeguards are not on duty. This is an insurance requirement, placing the HOA at higher risk and even higher premiums.

As we head into the fall, we are also transitioning to new landscaping and pool service providers to help keep our costs low and the Cabana and grounds well maintained throughout the year.

Thank you to everyone who helped make it another fun and busy summer at Belwood. We hope you enjoyed the season!

Halloween Party

[Get Ready for Our Spooktacular Halloween Party!](#)



Date Sunday Oct 25th Time 3-5pm

Get your houses and costumes ready and prepare for a hauntingly good time! Our annual Halloween bash is back and again this year, we will have our third annual Haunted Homes Contest, honoring our best decorated homes in the 95126. Let the haunting begin!

As with all of our hosted events, we need helpers to make this party happen. Please consider giving your time and energy to make our party a reality.

The Halloween committee needs your help to do the following:

- Plan the games & activities
- Create the voting method for the best house decorations
- Create a "signup genius" with QR code for task helpers to sign up
- Create a flyer with QR code to post in the neighborhood to solicit helpers i.e. need some teens and adults to run concessions and games
- Setup the event and clean up

[Please consider joining the party committee](#), it's going to be a howling good time!

Our Newest Board Member



Erica Engin and her family have called Belwood home since 2016. When she's not out walking her dog Willis, you'll find her cheering on her Belwood Dolphin swimmers and she also serves as Secretary for the Belwood Swim Team. She's looking forward to learning more about the board and supporting the wonderful community we have here! [Click here to see all of our 2026 Belwood Board members.](#)

Staying connected with the latest happenings in our community



Did you know that we maintain several lines of communication to keep in touch with our community? It's up to YOU to opt-in to ensure you are receiving timely communications. Each path is unique and used for a specific purpose. Together they provide you with EVERYTHING you need to know about your Cabana and community. Please consider opting-in to all of our comms channels.

1. **[Website](#)**: The home for all your Cabana information. Events, newsletters, reservations and any documentation may be found here.
2. **[The Belringer](#)**: Our quarterly publication of news and information specifically curated by your Board of Directors.
3. **[BtB](#)**: "Between the Belringers" is a frequently updated blog where we introduce near real-time Cabana and event info, Board of Directors updates and Cabana news that is published more frequently and is delivered on an ad hoc basis. You MUST opt-in to receive this in your inbox. To subscribe, click on [any blog post](#) and enter your email where it says "Sign up for blog updates".
4. **[WhatsApp](#)**: you must opt into this service to receive updates through this channel. As part of this exclusive group, you'll be the first to receive updates, announcements, and important news that impact our neighborhood. Whether it's HOA decisions, upcoming events, or urgent alerts, you'll have real-time notifications delivered directly to your phone.

Community Bulletin Board

Swim Team successful season



The Belwood Dolphins are VCSL Champions once again! This summer, the team went 5-0 during the regular season and continued that winning streak into the postseason, winning their 5th straight Champs Meet at Leigh High School. Congratulations to all the swimmers on an incredible season in the pool, and a huge thank you to all the coaches, families, and volunteers who helped make it all possible.

Despite all the success this season, the team did have to say farewell to Coach Jesse Saenz, who served as the head coach of the

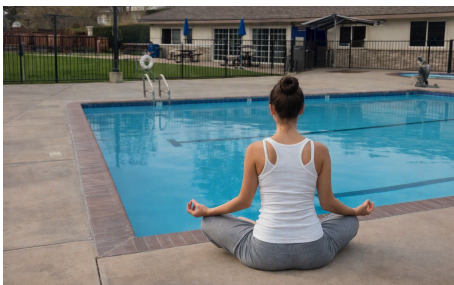
Dolphins for the past 10 years. Coach Jesse brought a steady hand and an incredible passion for teaching the sport he loved to the Dolphins community. We thank him for his dedication and

leadership during his time with the team, and we wish him and his family well as they begin a new adventure in Roseville.

Please note that the team will not offer a Fall Swim program this year as we search for a new head coach during the offseason. We're excited to return to the water next spring and if you have a swimmer between the ages of 5 and 18 we'd love for them to join us. Registration for the 2027 season opens on **February 1st**, so be sure to mark your calendars! In the meantime you can send any questions you have to belwooddolphins@gmail.com. We'll see you at the pool and remember, the team that has the most fun will always be #1!

Weekly Yoga Classes Thursday's at 6pm in our Cabana Clubhouse

Weekly Yoga Classes have moved to Thursday at 6pm in our Cabana Clubhouse Led by Belwood resident, **Elif Albuz**, this yoga class is offered free of charge to all Class A homeowners and Class D members in good standing. No sign up is needed, just show up. **All levels are welcome!**



Please bring a yoga mat, blanket and any accessories you may need for your practice (blocks, straps, etc.).

About the class: 50 minutes Slow Flow. Graceful flow of poses combined with breathwork to deliver challenging core work for beginners and intermediate students to build strength and to bring mindfulness.

About the Instructors: Elif completed her yoga teacher training in Yoga Source Los Gatos. Elif is working towards completing her 500th hour of training. Elif loves teaching friends and family, committed to sharing the love of Yoga with the Belwood community since our program began in 2023.

Santa Clara Valley Mineral /Gem Society



We are a group of Rock, Mineral and Jewelry enthusiasts that meet on the fourth Tuesday of each month at The Cabana Club.

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 are available to our members. Guests are always welcome. Please call

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