



Belwood Belringer

Summer 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

- Monday Belwood Yoga 6pm
- Wed. 4pm Facility Manager (Evy) Office Hours
- 3rd Tuesday Belwood Board Meeting 7:30pm
- 4th Tuesday Mineral and Gem Group 6pm
- Swim Fitness weekly Thursday 12:30 starting June 18th

President's Message



Summer is here, and with it comes the joy of warm days, laughter, and the simple pleasure of gathering with neighbors at the pool. Whether you're jumping in for a swim or just soaking up the sunshine, we can't wait to see our community come together for another great season!

Rules reminders

1. Pickle ball hours 9am-7pm strictly enforced
2. **NO guests allowed if no lifeguards on duty.** You will lose after hours key privileges if you allow guests to use the pool without a lifeguard!
3. Keep pool gates closed during non lifeguard hours

Swim season is officially here and once again, guest fees will only apply if your guests are swimming. The \$5 fee helps offset the cost of lifeguards. We have transitioned to a cashless system, all guest fees must be paid using the QR code provided in the binder at the swim gate or paid for in advance via the Belwood website. Additionally, all residents using the pool must sign in at the binder upon arrival.

Looking Ahead: 2026 Goals We're excited for another year of improvements and community initiatives. Here's what's on our agenda:

- Resurface the Bocce Ball courts
- Update the CC&Rs for the HOA. We have seven CC&R documents that will be consolidated into one. You will be invited to community meetings to chat about the updated CC&R's once we have a draft version from the lawyers.
- Possible Solar installation? We need someone with Solar knowledge to come to a board meeting to present some options for solar. Now that we have a new roof, this is the perfect time to investigate the topic.

We are short a board member and really need a neighbor to step up and join the board. We meet monthly and 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 7:30 p.m. in the Cabana](#). Your input makes a difference!

Looking forward to seeing you at a board meeting.

Debbie Gary President, Belwood HOA

Treasurer's Message

Reported by Rich Lee, Treasurer

Dear Belwood Residents,



As we head into the summer, the Board would like to share a brief update on our community's financial health, along with a few planned changes and potential future opportunities..

Financial Update

We started 2026 in a strong financial position, collecting ~98% of annual dues early in the year with much lower rates of delinquent or non-payment. As a result, the HOA's latest financial reports show **\$186,000** in our operating accounts and **\$298,000** in reserves. These healthy balances will enable us to maintain our shared spaces while preparing for future infrastructure maintenance/needs.

Changes in progress (Maximizing our Reserve Funds)

Our reserve funds are set aside for both short-term maintenance and long-term capital projects. Because a significant portion of these funds is not needed for immediate expenses, the Board has approved moving up to \$200,000 into short-term Certificates of Deposit (CDs). This will yield a much higher rate of return compared to the rates in the current reserve account. The additional interest earned acts as a passive income that will help offset future inflation or rising maintenance costs and help to protect the long term ability for the HOA to support the community.

Future Opportunities (Solar)

While utility rates have seen some stabilization recently, PG&E residential electricity rates surged significantly between 2020 and 2025, with analysis indicating a total increase of over 60% during this period, far outpacing inflation. At Belwood, we have seen our bills increase in recent years as well.

The Board has previously raised the idea of installing solar panels to mitigate and stabilize electricity costs. However, with an aging roof it was not a feasible option. The cabana building roof was replaced in 2025, making now a good time to revisit and evaluate whether solar is a good option for Belwood. If you have knowledge about solar installation and would like to get involved in investigating whether installing solar makes financial sense, please contact one of the HOA board members.

Need Help with the HOA Portal?

If you have not yet registered, you will need your account number and the registration key included in your recent letter.

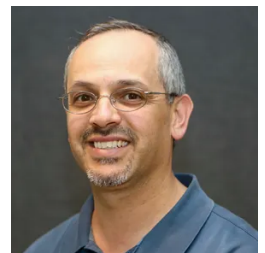
1. Visit the Account Creation page.
2. Click **“Sign Up”** and enter the required information.

If you misplaced your letter or need technical assistance, please contact CMIS directly at **(408) 370-9902**

Secretary’s Message

Greetings & Salutations,

Did you know that the Belwood neighborhood was developed in the 1960's, and our CC&R's have not been amended or updated (also known as restated) since then. CC&Rs (or Covenants, Conditions and Restrictions) are used to maintain property values and to protect the rights and interests of homeowners. It is a recorded legal document that describes property rights and obligations of the membership, such as restrictions on the use of property, member assessments (dues), enforcement powers, dispute resolution, etc.



A lot has changed since the 1960's, especially the laws governing HOAs, and legal experts recommend updating the CC&Rs about every 10 years. For some unknown reason, rather than referencing the original CC&Rs, each time a new part of the Belwood neighborhood was developed, they recorded a new set of CC&Rs. So Belwood has 7 sets of CC&Rs (all of which are substantially similar) and can be found here: <https://belwoodhomes.org/ccrs>

Your Board has begun the process of amending all 7 sets of CC&Rs, including the associated By-laws, for the Belwood neighborhood. We have budgeted for this long and expensive process and have hired legal counsel. Some of the reasons we are amending our CC&Rs is to have 100% consistency among the 7 sets of CC&Rs, to eliminate obsolete provisions that are no longer enforceable, to be compatible with the current HOA laws (Davis-Stirling), to improve ambiguous provisions, provide for changes in technology and to conform to the original purpose of the HOA (establish, operate & maintain a social and recreational community center - the Cabana).

Later this year or early next year, we expect to have a vote on the recommended changes to the CC&Rs and By-laws. We will need everyone to return their ballots to ensure the process is done right. **IT IS VERY IMPORTANT THAT EVERYONE WHO RECEIVES A BALLOT (BY MAIL OR ELECTRONICALLY) RETURN OR SUBMIT THAT BALLOT.**

We also have some standing committees for the Board that can be filled by anyone interested in helping the HOA and you don't have to be a board member to help.

Events Committee - help organizing parties such as Halloween, 4th of July, etc.;

Facilities Committee - help the Board with Cabana projects and with securing contractors;

Legal Committee - help the Board with projects such as the Mirassou school development and CC&Rs revision;

Technology/Communications Committee - help with the HOA website and publishing the Belringer.

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

Thank you!

Dan Saban, Secretary

Facility Manager Update

As we head into the summer season, we're excited to share that lifeguard recruitment for this year has officially been completed. We are very excited about our 2026 lifeguard team and look forward to another fun and safe summer at the Belwood Pool!



With pool season beginning, we wanted to share a few important **reminders for pool users and Cabana renters:**

Pool Access & Safety Reminders

- Starting this season, members must use the smaller pool gate when lifeguards are not on duty. Please do not unlock the larger pool gate yourself. This is a Santa Clara County safety requirement.
- Please remember that guests may only use the pool while lifeguards are on duty, even if your Cabana rental begins earlier in the day.
- The pool schedule and swim lessons schedule are posted on the [Belwood Homes website](http://www.belwoodhomes.org).
- If you have questions about swim lessons or would like to sign up, please email swimlessons@belwoodhomes.org.

Cabana Rental Reminder

When renting the Cabana, please remember to clean up after your event by removing trash from inside and outside cans, taking it to the dumpster near the Bocce Ball Courts, and relining the trash cans.

After-Hours Keys

As many of you already know, the Cabana has been rekeyed and all scheduled key distribution dates have already taken place. If you have not picked up or purchased your after-hours key yet, you are welcome to stop by during office hours on Wednesdays from 4–6 PM. If that time does not work for you, please email cabana@belwoodhomes.org to arrange another pickup time.

What's New

We will soon be adding a couple of new picnic tables to the Cabana area, and we are also planning improvements to the bocce ball courts over the next few weeks.

Handyman Help Wanted

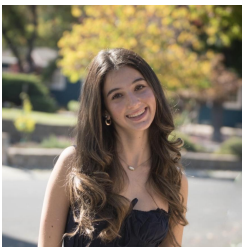
Belwood is looking for a handyman! Do you know a reliable handyman, or do you have experience with small repair and maintenance projects? We are looking for help with occasional small jobs around the Cabana. Liability insurance requirements apply, or we may also be able to add someone to payroll depending on the situation.

If you have any questions, I'm at the [Cabana office on Wednesdays from 4–6 PM](#) each week (except holidays), or you can reach me anytime at cabana@belwoodhomes.org.

We look forward to another safe and fun summer at Belwood Pool!

Evy Anisimova, Facility Manager

Meet Ashley Saban – Our New Pool Manager



Hi everyone, my name is Ashley! I've been around Belwood my whole life and have been swimming for the Belwood Swim Team since I was 4 years old. This year, I will be managing the pool as well as lifeguarding before I go off to college as an Economics major at UC Berkeley. I will be your main contact for signing up and scheduling your kids' swim lessons. See you at the pool. Feel free to say hello, share feedback, and introduce yourself when you see me around!

Ashley, Pool Manager

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



It's that time of year again - the Belwood Dolphins are back in the pool, coming off of their 4th season in a row as Valley Cabana Swim League (VCSL) Champions! This year's team returns many familiar faces from last season, and we can't wait for all the sun and fun that the summer has in store.

A big thank you as always to the Belwood HOA Board and the Belwood community for supporting the Dolphins. We are so lucky to be able to call the cabana our home.

Practices

While school is still in session the Dolphins will hold practices in the afternoon, and once Summer begins we will switch to morning practices. Below is the practice schedule for 2026.

- 5/4 to 6/4: Monday-Thursday **3:45-7:00 pm**
- 6/8 to 7/17: Monday-Friday **7:30-11:15 am**

Meets

Throughout the summer the Dolphins compete in dual meets against each of the five other teams in the VCSL, and one final Champs meet where all six teams compete together for the title of League Champion. Below is the meet schedule for Summer 2026.



- 5/29 Time Trials
- **6/6 Home meet vs. Almaden**
- **6/13 Home meet vs. Silver Creek**
- 6/20 Away meet at Los Paseos
- **6/27 Home meet vs. Montevideo**
- 7/4 No meet - BYE WEEK
- 7/11 Away meet at Oaktree
- 7/18 Champs meet

Spirit Events

In addition to all that swimming, the team plans a number of exciting Spirit Events throughout the season for swimmers and their families. This summer we are looking forward to swimmer age group parties, adult socials, movie night, the 3rd annual Cornhole Tournament, Spirit Night (pajama themed!), the Belwood Bake-off and Talent Show, and much more!

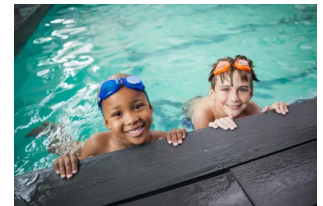
If you missed registration for this season, make a note that next year's registration will open on **February 1st, 2027**. In the meantime, feel free to come down to the pool on meet days to cheer on the Dolphins and see what we're all about. We'll see you down at the pool and remember, the team that has the most fun will always be #1 - Go Belwood!

Please visit www.belwooddolphins.com for more information, and you can send any questions you have to belwooddolphins@gmail.com.

Summer Swim Lessons for all ages

You do not have to be a Belwood resident for swim lessons, tell your friends. Let's all learn to be pool safe and have some fun!

Belwood Cabana Club provides quality classes from skilled, certified instructors. Class sizes are small to ensure all students are given ample attention. Our sessions run Monday-Friday and are scheduled throughout the Summer Mid June to the end of July. All lessons are 30 minutes duration 11:30 am , 12:00 pm or 12:30 pm.



Cost per one week Sessions:

Group Lessons: \$175 each per week ratio 1:3 (students must be closely matched in ability)

Semi Private Lessons: \$225 each per week (students must be closely matched in ability)

Private Lesson: \$300 per week

Check the website for the dates of each session and to download the form to register.
<https://belwoodhomes.org/swim-lessons>

Note: Residents may not hire private swim instructors or coaches to conduct lessons in the pool, as this is prohibited under our liability insurance policy.

Questions email the pool manager Ashley at swimlessons@belwoodhomes.org

Bingo and Movie night Date TBD



All Belwood residents are invited to join the Party in June at the Cabana.

Bring your own lawn chair, and picnic dinner and enjoy the evening in Los Gatos' best neighborhood!! Exact time and date of the event will be published to [Between the Belrangers \(our blog\)](#) as we get closer to this event. Not a blog recipient? Registration is easy, just click on any blog post and enter your email address!

6:00PM – Music

6:30PM – Bingo (Bingo cards are \$1 each or 6 for \$5 family plan)

8:00PM – Movie is outside so bring a jacket or blanket to snuggle in for the kid friendly

Ladies Water Fitness Thursday starting June 18th

Our teacher of many years, Cindy, has moved away. We are going to try a very informal swim fitness class led by neighbors.

Thursday's 12:30 -1:30pm Class start June 18th

This low impact water fitness class provides a cardiovascular workout. It strengthens and conditions your body without stress to muscles and joints. It is a great way to add variety and fun to your workout. **You must know how to swim to attend the class.** Belwood residents come and join us for FREE. Your guests can attend for the standard guest fee of \$5.



Class Led by Debbie Gary, Kim Haskill and Carol Nolan. Questions email payments@belwoodhomes.org.

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

Weekly Yoga Classes Mondays 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

Summer, 2026

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
