



Belwood Belringer

Winter, 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 Facilities Manager (Evy) Office Hours
- 3rd Tuesday Belwood Board Meeting 7:30pm
- 4th Tuesday Mineral and Gem Group 6pm
- March 7 Cabana Beautification

President's Message



Welcome to 2026

We are having a **Spring Cabana Beautification the morning of March 7th at 9am**. We'll have Coffee and Donuts to kick off our work party. You are all invited. It will be a great way to meet your neighbors and the board.

Neighbors helping will keep the cost down for some of the simple tasks that we can all do. No special handyman skills needed. Tasks will include:

- Repurposing the concrete trash cans into planters. Moving one can, drill holes and plant
- Replacing some of the worn picnic table parts- we have the parts and just need help with assembly
- Clean out the storage cabinet in the men's bathroom
- Resurface the bocci ball court. Help shovel and spread a layer of track fine
- Determine usability of last year's umbrellas and chairs and throw out the bad ones
- Inspect all the fences and note any repairs that need to be done
- Remove the old phone landline box

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

- Update the CC&Rs for the HOA. We have seven CC&R documents that will be consolidated into one.
- 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 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 begin the new year, the Board would like to share a brief update on our community's financial health, along with a few important reminders regarding your 2026 HOA dues.

2025 Financial Year in Review

We closed 2025 in a strong financial position, ending the year with approximately **\$98,000** in our operating accounts and **\$285,000** in reserves. During the year, we contributed **\$40,000** to the reserve fund.

The reserve fund is used for major, planned repairs and replacements. In 2025, these funds allowed us to complete several key projects, including:

- Replacement of the Belwood monument at the main entrance
- Full replacement of the cabana roof

Looking Ahead to 2026

For the coming year, the Board has approved a target reserve contribution of **\$43,000**. To create a more consistent funding pattern and simplify bookkeeping with CMIS, we are transitioning from a single year-end lump-sum contribution to **monthly reserve contributions**.

Annual Dues & Portal Access

Invoices for annual HOA dues were mailed in December. If you have not yet submitted your payment, please do so at your earliest convenience.

Payment Options:

- **By Mail:** Send a check to the address listed on your invoice.
- **Online:** Pay via ACH or credit card through the Common Interest HOA Portal.

Need Help with the 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,

The Belwood HOA had its annual Board of Director elections last year on November 18th, followed by our 2026 BOD officer selection on January 20th. I am pleased to announce your Belwood Board of Directors and Officers for 2026 as follows:



Directors (Officers)

Debbie Gary (President)
Rich Lee (Treasurer)
Lloyd Grant

Tim Takeuchi (Vice-president)
Daniel Saban (Secretary)
Tom Sandoval

Our governing documents allow for seven (7) directors on the Board. Since we currently only have six (6) directors, the Board may nominate a 7th director. If you are interested, please contact us at HOA@belwoodhomes.org or attend any Board meeting, which meets on the 3rd Tuesday of every month at 7:30 p.m. at the Cabana. To be eligible to serve on the Board, you must be a Class A member in good standing (i.e., no unpaid dues).

If you have any questions about serving on the Board, please contact a current Board member so we can fill you in on what you can expect. Serving on the board is a fulfilling way to contribute and make a positive, lasting impact on the Belwood community.

We also have several 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.

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.

CC&R's UPDATE

The Board is continuing the process of updating the HOA Bylaws and consolidating the seven separate sets of CC&Rs governing the Association into a single document, while also revising the CC&Rs to comply with current California law. (<https://belwoodhomes.org/ccrs>). We have budgeted for this long and expensive process and have hired legal counsel to assist with the process. In the next several months, we expect to have a vote to approve the updated CC&Rs and By-laws. **IT IS VERY IMPORTANT THAT EVERYONE WHO RECEIVES A BALLOT (BY MAIL OR ELECTRONICALLY) RETURN OR SUBMIT THAT BALLOT.**

Thank you!

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).

Dan Saban, Secretary

Facility Manager Update

Calling All Teens Interested in Becoming Lifeguards This Summer

Looking ahead to summer, we're excited to welcome new and returning lifeguards to the Belwood Pool team! Lifeguarding at Belwood Pool is a rewarding way to develop skills, stay active, and be part of our community.

Teens must be at least 15 years old by the last day of the Red Cross lifeguarding course and complete a pre-course swimming skills test. The American Red Cross lifeguarding classes in San Jose and Los Gatos teach essential water safety, accident prevention, and emergency response techniques. Classes are offered monthly: <https://www.redcross.org/take-a-class/lifeguarding>.



This year, lifeguard job openings will be posted on the Belwood Homes website at the beginning of spring, so check back soon for details.

The Cabana will be rekeyed around April 1st. Once the date is finalized, members will be able to purchase after-hours keys online, and we will update members with the dates to pick up the keys for the upcoming season.

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!

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 sign ups



Calling all swimmers from age 5 to 18! Get ready to make new friends and improve your swimming skills this summer with the Belwood Dolphins Swim Team! Throughout the summer the Dolphins compete in five dual meets against local teams, and one season-ending Champs meet where all six teams get to compete together. We will have lots of fun activities and social events along the way (for both swimmers and parents). Registration for this season opens on **February 1st** and closes **February 28th**. Tell your friends and make sure to register early! Our new swimmer evaluations begin April 20th and regular practices for all swimmers start on May 4th. Please visit www.belwooddolphins.com for more information, and 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!

Mirassou Property Development Update from Preserve Bellwood Neighborhood Association (PBNA)

We recently met with Jack Robson of Robson Construction to discuss updates to the proposed development planned for the Mirassou property.

During the meeting, Mr. Robson shared that the project plans have been revised to include 14 homes, one of which will be designated as an affordable housing unit. A key change from earlier versions of the proposal is that the previously planned ADUs (Accessory Dwelling Units) have been removed.

In addition, the updated layout increases the distance between the new homes and the existing homes located behind the development wherever feasible. This adjustment is intended to improve spacing and enhance compatibility with the surrounding neighborhood.

The project is expected to be submitted to the Town Planning Commission in the coming weeks as part of the formal review process.

PBNA plans to hold a community meeting in **March** to share additional details, provide updates, and give residents an opportunity to ask questions and offer input.

Thank you for taking the time to stay informed about neighborhood matters. Please feel free to reach out with any questions.

Warm regards,

Rich Dobner CEO
Thomas Sandoval CFO
Preserve Belwood Neighborhood Association (PBNA)
mirassoudev@gmail.com

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



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

Stella needs a new home and comes with pet sitter!

Meet Stella! Stella is a very sweet but skittish dog. She is timid of new people until she gets to know them, then she will want to be by their side for cuddles and her favorite thing ever – pets.

Stella is happiest snuggled up to her family members. No amount of belly rubs, ear scratches, or head pats would be enough. Stella is nervous around kids, since they appear unpredictable. She does well with other dogs and cats. She would do great with a single owner or a couple with no small children. She is very loyal and has a lot of love to give.



Stella comes with a built-in pet sitter. She has a “grandparent” in Belwood Los Gatos that would love to continue to be her vacation hangout while you travel.

If you would like more info email Carol at cnolan49@icloud.com or follow the link below to the adoption site.

<https://lovesecondchances.org/adoptables/adoptable/stella-4/>

