



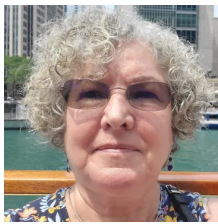
Belwood Belringer

Winter, 2025

Quarterly Newsletter for Members of the Belwood of Los Gatos Homes Association

for Cabana info or questions: cabana@belwoodhomes.org

President's Message



Happy New Year! 2024 was a very busy year for your HOA board and we completed major projects. We look forward to 2025 and some needed changes. The board has recommended changes for 2025 for guest fees to only be required if your guests are swimming. The old fee if you were doing a birthday party at the picnic tables will not apply unless your guests are swimming.

The swimming guest fee helps offset the cost of lifeguards, the cost will be \$5 per guest. The new swimming guest fees must be paid via [the QR code to the website](#).



In August 2024, we introduced a trial pickleball court. The board is currently evaluating the level of interest among Belwood residents and gathering feedback from those living near the Cabana grounds. Court usage hours are restricted from 9:00 AM until dusk, and [players are asked to sign](#) in and leave feedback to help track usage. If users fail to adhere to the rules, including playing before 9:00 AM, the board may consider further actions, which could include the removal of the court.

We extended the heating of the pool by 1 month to Nov. 1 to allow for more usage of the pool. The board will evaluate and determine if we will do this again for 2025.

2024 projects that were completed:

- Setup of a professional accounting firm HOAA for member dues, board financial reports and vendor bill payments.
- Designed and launched a new Belwood HOA website, improving navigation and access to information. This new site allows for online reservations and payment options for guest fees online and via a QR code.
- Retrofitted and resized the old BBQ's with new BBQ inserts and removed the 4th BBQ to save costs and align to our usage models.
- Began the process of rebuilding the street monument that was knocked down in a truck accident in 2023. Expect completion in the first half of 2025.
- Repaved and restriped the Belwood parking lot for better traffic flow.
- Installed security cameras to better protect our shared assets.

- Hardwired ethernet lines to support security cameras and ethernet access to our CERT shed.
- Started the process to update the Belwood CCR governing documents, this will be a 1-2 year project as each of the 7 versions of our Belwood CCR's will need to be voted on for approval.
- Found and used a third party voting company for our 2024 board vote, as required by law, every 4 years or if we have a contested vote. This company will also help us with our upcoming CC&R vote.
- Installed a pickleball court in response to strong interest expressed by residents.
- Continued maintenance and repairs to the Cabana club and pool area to ensure good working order for 2025.

2025 Goals

- Open the website for more on-line payments for facility rentals, after hours key purchase, Class D dues and guest fees to use the pool.
- Finalize language for updated CCR's and get neighborhood feedback.
- Continue to find cost effective ways to improve the Cabana for the enjoyment of Belwood residents.

If you have ideas on what other project the board should work on in 2025 [come to a board meeting](#) and let us know.

Hope to see you all down at the pool this year!
Debbie Gary, President

Secretary's Message

Greetings & Salutations,

The Belwood HOA hired the HOA Elections Guys to conduct our first balloted election in several years. I am pleased to announce your [2025 Belwood Board of Directors and Officers](#) as follows:



Directors (Officers)

Debbie Gary (President)
Bob Kalpin (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 our next Board Meeting on the 3rd Tuesday of every month at 7:30 p.m. at the Cabana.

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** – parties (Halloween, 4th of July, Belwood First Fridays, etc.) and anything else that sounds fun and helps shape our community;
- **Facilities Committee** – guidance on Cabana projects and help on securing contractors;
- **Legal Committee** – Mirassou school project and Revision of CC&R's; and
- **Technology/Communications Committee** – website, Belringer, Between the Belringers (our blog), neighborhood communications, digitization of our processes.

We also recently amended our [formal Election Rules](#) so that we may conduct electronic balloting following a recent enactment in California law. We hope to use electronic ballots when we vote on the proposed amended governing documents later this year. **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).

Looking forward to 2025!

Dan Saban, Secretary

Treasurer's Message



Happy new year, and welcome to 2025! You should have received your annual dues statement by now. If you have not, or if you need any assistance with your account, please see the information at <https://hoa-accounting.com/members>. You can also contact HOA Accounting Services at service@hoa-accounting.com or call (888) 854-9444 option 1. If you would like to request an installment plan, please contact me at payments@belwoodhomes.org and I will negotiate your request with them directly. If you have not already submitted your payment, please do so now. Our association depends on this income to carry out our budget plans. This year we will be fully implementing and enforcing our assessment collection policy as described each year in the annual HOA disclosure notice. Your annual payment is due on January 1. Accounts are considered delinquent and penalties will begin to be assessed March 1.

Bob Kalpin, Treasurer

Belwood Online Reservations Pilot is Coming

New for 2025 we will be launching our Online Reservation Portal. This new system allows for our members to reserve space in the Cabana, manage fees for invited guests, purchase After Hours Keys and pay dues for class D members.*



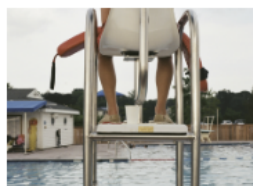
We are streamlining the process as well, making it easier for members to check availability as well as pay with a credit card. We are currently testing this system internally and expect to launch this service by April, 2025. We're excited to launch this service as added value to our community. [Please let us know what you think.](#)

Note: Did you know that the Cabana grounds are free to use by ANY member of the community when summer lifeguards are on duty? An [After Hours Key](#) provides member access to the Cabana grounds year round, during the hours of 6AM to 10PM. Reservations are only required if you would like to guarantee your space.

*At this time, Annual Class A dues still must be paid through [HOAA](#).

Calling All Teens Interested in Becoming Lifeguards This Summer

Do you have a child close to 15 years old that is ready for a paying job this summer? They can be lifeguards at the Belwood Pool. Students must be at least 15 years old by the last day of the Red Cross course. 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. Classes are offered monthly in Los Gatos and San Jose.



<https://www.redcross.org/take-a-class/lifeguarding>

Meet Evy Anisimova – Our New Facility Manager

Evy Anisimova is excited to join the Cabana as the new Facility Manager. With a background in office management and customer support, Evy brings a detail-oriented approach to keeping things running smoothly. She is eager to use her organizational skills and fresh ideas to enhance the space and ensure it remains a welcoming resource for everyone in the community.



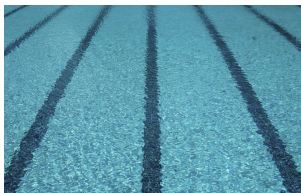
Evy has lived in Los Gatos with her family for several years and loves the close-knit feel of the neighborhood. When she's not working, you can find her spending time with her two kids, ages 14 and 6, and their husky, or enjoying coffee, yoga, and staying active. She looks forward to connecting with everyone in the coming months.

In her new role, Evy will oversee the day-to-day operations of the Cabana, from managing rentals and coordinating with service vendors to supporting lifeguards and handling maintenance projects. She's dedicated to maintaining a safe, clean, and enjoyable space for all neighbors to gather and connect. Feel free to [say hello, share feedback, and introduce yourself](#) when you see her around! Evy may be reached at cabana@belwoodhomes.org

Community Bulletin Board

(To include your community news to be published in the Belwood Newsletter, please submit your content to HOA@belwoodhomes.org)

Swim Team sign ups



Are your children ready to make new friends and improve their swimming skills? Check out the Belwood Dolphins Swim Team! Swimmers 5-18 years old are welcome to join the team that has the most fun! Our season starts April 28th and finishes in July. We have five dual meets against local teams, and one season ending meet when all the teams compete at "Champs." Throughout the summer, there are plenty of opportunities for social events (parents and kids). Registration will open on **February 1st and close February 28th**. Please visit www.belwooddolphins.com for more information. Questions may be e-mailed to belwooddolphins@gmail.com.

Update on the Mirassou Property Development
By the Preserve Belwood Neighborhood Association

Dear Neighbors,

I hope this message finds you well! I'd like to provide an update on the progress of the Mirassou property development.

As mentioned in earlier communications, the developer, Robson Homes, has been very open and collaborative in discussing their plans with the community. Representing the Preserve Belwood Neighborhood Association (PBNA), we met with Robson Homes in mid-December to review the latest updates.

During this meeting, Robson Homes shared a new preliminary development plan that includes 13 homes. Importantly, the updated plan reflects many of the inputs provided by neighborhood residents and PBNA, including the removal of free-standing Accessory Dwelling Units (ADUs) that could overlook neighboring properties/homes.

We are expecting to receive copies of the new plans soon, which we'll make available for Belwood residents to review in the coming weeks.

If you have any questions or concerns about the Mirassou property development, please don't hesitate to reach out to us at mirassoudev@gmail.com. Your input is always welcome and appreciated!

Warm regards,

Rich Dobner CEO
Thomas Sandoval CFO
Preserve Belwood Neighborhood Association (PBNA)

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



Led by Belwood residents Elif and Liz, this yoga class is offered free of charge to all Class A homeowners and Class D members who have paid HOA dues this year. No sign up is needed, just show up!

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

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 Instructor: **Elif Albuz** completed her yoga teacher training in Yoga Source Los Gatos, under the guidance of **Linda McGrath & Angela Majic** and is working towards completing her 500th hour of training. She enjoys teaching friends and family, and is hoping to bring people

closer, spreading friendship, mindfulness and clarity.

[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



[CERT \(Community Emergency Resource Team\) for Belwood](#)



Did you know Belwood has a Community Emergency Resource Team (CERT)? We are looking for more members to join the team. This program is a nationally supported, locally implemented initiative that teaches people how to better prepare themselves for hazards that may affect their communities. Local CERT programs train and organize teams of volunteers to assist their families, neighbors, and other community members during emergencies when professional responders may not be immediately available to provide assistance. CERT offers various opportunities with you in mind.

Before, during, and after disasters, CERT volunteer teams perform basic response activities, including checking on neighbors, distributing information, supporting emergency operations centers, and helping to manage traffic and crowds. After the last storm the Belwood team drove the neighborhood checking for downed trees to report to the city via HAM radio and a GMRS/Walkie-Talkie radio. Our CERT group practices over the air communication regularly. Belwood CERT has an emergency shed at the Belwood pool facility to act as our communications hub in case of emergency.

Belwood CERT Leader **Klaus Schumann** has been our leader for the last eight years and is looking for his replacement. He will continue assisting the new lead through the transition. Please consider joining this very important role in our community. Click [here](#) to learn more about CERT and if you have any questions, please [contact Klaus](#) if you need more info. Stay Healthy, Klaus Schumann k.schumann@comcast.net [KK6EBL](#)

