



Belwood Belringer

Summer, 2025

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

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 diving in for a swim or just soaking up the sunshine, we can't wait to see our community come together for another great season!

Swim season is officially here and we are excited to share with you some of our recent changes. This year, guest fees will **only apply if your guests are swimming. The \$5 fee** helps offset the cost of lifeguards, ensuring a safe and enjoyable experience for all. As we transition to a cashless system, all guest fees must be paid **using the QR code provided** in the binder at the swim gate. Additionally, all residents using the pool must sign in at the binder upon arrival.

Pickleball Pilot Update Last August, we introduced a trial pickleball court, and the response from our community has been overwhelmingly positive. As we continue to evaluate interest, we are also gathering feedback from residents near the Cabana grounds. To keep this pilot going, please remember that court hours are **strictly** limited to 9:00 AM until dusk. Players **must sign-in** and adhere to all posted rules. Early play - before 9:00 AM - may result in the termination of this pilot, so we appreciate everyone's cooperation!

Looking Ahead: 2025 Goals We're excited for another year of improvements and community initiatives. Here's what's on our agenda:

- Expanding online payment options for facility rentals, after-hours key purchases, Class D dues, and pool guest fees.
- Finalizing updates to the CCRs and gathering neighborhood feedback.
- Finding cost-effective ways to enhance the Cabana for everyone's enjoyment.

We welcome your ideas! If you have suggestions for other projects the board should consider in 2025, 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 the pool this season.

Debbie Gary President, Belwood HOA

Secretary's Message

Greetings and Salutations Belwood Members:

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 CC&Rs every 5 to 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, eliminate obsolete provisions that are no longer enforceable, to be compatible with the current HOA laws (Davis-Stirling), 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, 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. Thank you!

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.

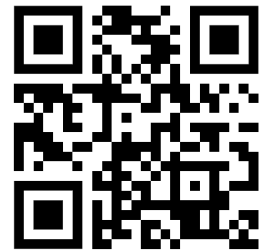
For more information, please visit the Belwood HOA website at www.belwoodhomes.org or come to a Board meeting (3rd Tuesday of every month at 7:30 p.m. in the Cabana).

Dan Saban, Secretary

Belwood Online Reservations Pilot is here



New for 2025 we have launched our Online Store. Here, you may buy **After Hours Keys**, pay for **guest fees** and **reserve the Cabana** for your next big party. This new system allows for us to step into the 21st century and enable **calendaring and online payments** for most activities related to the Cabana. We're excited to launch this service as added value to our community. **Please let us know what you think.**



<https://belwoodhomes.org/store>

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.

Facilities Manager Update

Hello Belwood Members,

I hope everyone is enjoying the start of the pool season! Just a few quick updates and reminders from the Cabana:

- Office hours this season are **Wednesdays from 4:00 PM to 6:00 PM**. Feel free to stop by during that time if you'd like to purchase an after-hours pool key, share feedback about the Cabana, or bring up any facility-related questions or concerns. I'm always happy to hear from you!
- A gentle reminder to please avoid removing the pool sweep from the water yourself. It's on a scheduled cycle and will be handled by our staff and pool service team.
- And finally, please be sure to follow all posted pool rules. It's a simple way we can all help



keep the pool safe and enjoyable for everyone in the community.

Wishing you a fun and relaxing summer season at the Cabana!

Warmly,
Evy, Facilities Manager

Meet Nick Saban – Our New Pool Manager



Hi everyone, my name is Nick! I've been around Belwood my whole life and have been swimming for the Belwood Swim Team since I was 5 years old. This year, I will be managing the pool as well as lifeguarding before I go off to college as a Data Science 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!

Nick, Pool Manager

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 is offering swim lessons this summer. We provide 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. All lessons are 30 minutes duration 11:30 am , 12:00 pm or 12:30 pm. Cost per Two week Sessions: \$250 for group lessons or \$500 for private lessons. In August only is a 1 week session Cost per one week Sessions: \$125 for group lessons or \$250 for private lessons. Check the website for the dates of each session and to download the form to register. <https://belwoodhomes.org/swim-lessons>



Note you can not hire your own coach to do swim lessons that is against our liability insurance policy. The rule for private lessons - only allowed if the instructor provides liability insurance and pays to rent pool space just like swim team and Ladies swim fitness is required to do. Private lessons would need to be scheduled into an available time slot.

If you have questions contact Nick at swimlessons@belwoodhomes.org

4th of July Party

Mark your calendars for the Belwood July 4th party at the Cabana. Times and schedule of events will be published to Between the Belrangers (our blog) as we get closer to this event. Not a blog member? Registration is easy, just click on any blog post and enter your email address!



Bingo and Movie night June 29th



All Belwood residents are invited to join the Party in June at the Cabana, Sunday June 29th. . Bring your own lawn chair, and a burrito or pizza and enjoy the evening in Los Gatos' best neighborhood!! Exact time 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 movie party

Belwood WhatsApp Community

Our WhatsApp community continues to grow, and we're thrilled to have 67 members actively staying informed and connected. 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.



Joining is quick and easy and it ensures you never miss out on what's happening behind the Cabana fence. From construction updates to social gatherings, this community is your gateway to staying engaged.

Stay ahead, stay informed, and stay connected. Become part of our growing WhatsApp community today and make sure you're always in the know. [Click the link to join](#) - we can't wait to welcome you!

Summer Event Help Needed



The Cabana is an incredible resource to share with each other! We are looking for a community volunteer to help lead our summer event series. We currently run our 4th of July party and a bingo/movie night but it could be so much more:

“Dive-in” Floating Movies

Cardboard Regatta

Belwood Buy Nothing - free stuff/swaps

parking lot yard sales

neighborhood BBQs

Masterclass Lecture Series

Belgatos Nature Walks

If you are looking for ways to get closer to our community and have a passion for creativity and fun, [PLEASE get in touch today](#). We need your help to expand our services to the community.

Community Bulletin Board

Swim Team Updates



The Belwood Dolphins are back in the pool, seeking their fourth straight title as Valley Cabana Swim League (VCSL) champions! From June 9th to July 18th, the swim team will hold morning practices at the cabana Monday through Friday from 7:30 to 11:15am. While one lane of the pool is open to homeowners during practices, it's best to plan your pool use to avoid the noise and crowds. The swim team will also compete in dual meets with each of the other teams in the VCSL. Please note that meets typically run from 6am to 2pm. Below is the meet schedule for Summer 2025:

- 6/7 Away meet at Silver Creek Sharks
- **6/14 Home meet vs. Montevideo Piranhas**
- **6/21 Home meet vs. Oaktree Sharks**
- 6/28 Away Meet at Almaden Gators
- 7/5 No meet - BYE WEEK
- **7/12 Home meet vs. Los Paseos Penguins**
- 7/19 Champs meet at Morgan Hill Swim Center

The swim team also has a number of planned Spirit Events for swimmers and their families. Some of the events we are excited to take part in this season include: Adult Socials, Spirit Night (70's

theme!), the 2nd annual cornhole tournament, the return of the Belwood Bake-off and Talent Show, and much more!

Thank you to the Belwood HOA Board and to the broader Belwood community for your continued support of the swim team. If you missed registration for this season, or just want to see what we're all about, you can still come to a meet and cheer for the Dolphins. You'll get a chance to see the team in action and maybe get inspired to register for our fall swim program or next year's summer team. 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. Questions may be e-mailed to belwooddolphins@gmail.com.

Ladies Water Fitness

Thursday's 11:45am -12:45pm



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.**

Session 1- June 19th – July 31st (6 classes) for \$90. No class July 3

Session 2- August 7th – September 25th (7 classes) for \$105. No class September 4th

To Register: Email cindyadamspilates@gmail.com Text or Call **408-655-5696**

Drop in fee is \$25 cash - space permitting. **Please contact Cindy prior to dropping in** or registration.

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

Hello All,

Just a quick update on the Mirassou property development. Robson has revised its development

plans to incorporate some of the most recent feedback from the Belwood community and has submitted the updated plans to the town. The town is currently reviewing the submission and will provide comments.

Once that review process is complete, we will schedule a community meeting to go over the latest plans with Robson.

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

Adult Morning Lap Swimming



We have started an adult lap swim **every Tuesday and Thursday morning from 6:00am to 7:00am**

We have a crew of early risers that have been getting a good workout completed before most people are out of bed. There is plenty of room in the pool for all swimmers of all abilities. The pool is heated and in great condition for lap swimming. Remember solo swimming isn't allowed-you must have a swim buddy to use the pool when no lifeguard is on duty.

Note: All adult members/families who have an **After Hours Key** are welcome to join. After Hours Keys may be purchased [here](#).

If you have any questions, please feel free to contact me by phone via text.

Richard Renati (408) 690-8568