



# Belwood Belringer

## Winter, 2025

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

for Cabana info or questions: [Cabana@belwoodhomes.org](mailto:Cabana@belwoodhomes.org)

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### **Upcoming Cabana Calendar Dates**

- Fall Swim team Mon, Wed, Thurs, Friday 3:45 thru the month of Sept.
- Monday Belwood Yoga 6pm
- Wed. 4pm Facility Manager Facilities Manager (Evy) Office Hours
- 2nd Tuesday Tiny Tots Play 9am
- 3rd Tuesday Belwood Board Meeting 7:30pm
- 4th Tuesday Cabana Coffee 10am all are welcome to attend
- 4th Tuesday Mineral and Gem Group 6pm
- 4th Friday BFF Belwood community event all are welcome to attend
- Oct 26th Halloween Party 3pm

### **President's Message**



Fall is coming and the end of our swim season. The pool is currently scheduled to close Oct. 1 and shut down for the year. If you purchased an after hours key you can swim until Oct. 1. If you want the pool to remain open longer, maybe Nov. 1, come to the board meeting and let's get the discussion started.

We have started some new community events

- Changing our weekly Cabana Coffee time because of inconsistent turnout. We will now be meeting on the [4th Tuesday of the month at 10am](#). Come by, bring your mug, and join us. No signup needed, just show up and reconnect with your neighbors. We will send a reminder email/whats app text. See you next on 10/28.
- Tiny Tots play group meets the 2nd Tuesday of each month at 9am. This is a time to bring your young children to play and connect with Mom's in the neighborhood.

Our Treasurer Bob Kalpin has had to leave the board. We are now short a board member and in need of a new Treasurer. The Treasurer reviews the monthly reports from our accounting firm. Once a year the Treasurer updates our budget and the reserve study both in excel spreadsheets. Bob thanks, for being our Treasurer the last 2 years, you will be missed!

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

- After 20 years of strength and protection, the Cabana will be getting a new roof. Pardon our dust as the old roof comes off and the new roof goes on.
- Finalizing updates to the CCRs and gathering neighborhood feedback. See our Treasurer's note below.

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 board meeting soon.

**Debbie Gary** President, Belwood HOA

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### **Treasurer's Message**

Reported by Debbie Gary acting Treasurer

We are pleased to inform homeowners that your Board of Directors has completed its search for a new professional financial management company. The Board has selected Common Interest Management Services ( CIMS), Effective August 1, 2025.

CIMS is an accounting firm and will assume responsibility for dues payments, paying bills and monthly financial reporting to the board. The management of your Association will continue to be handled by the Belwood of Los Gatos Homes Association board. Please continue to email [HOA@belwoodhomes.org](mailto:HOA@belwoodhomes.org) with any questions or concerns.

Why the change? The last company wasn't meeting our expectations. The new firm, CIMS, has excellent references and offers better dues payment options for members. You can pay dues by credit card/debit card or set up a recurring payment using your checking account, helpful for seniors who need to spread out the dues payment. You will continue to receive your regular annual billing statements, CIMS will send dues notices in both letter form and email. Your first statement will be sent at the beginning of December 2025 for your January 1, 2026, Assessment.

You received a letter in the mail last month announcing the change. In the letter was your account number and registration key to create your account. You need to go on-line and create your account <https://portal.commoninterest.com/create-account> and click on "Sign Up." Fill out the required fields and click "Sign-Up" to create your login. You will need to create a password and enter your Registration Key from your letter. If you lost the letter or can't figure out the on-line stuff you can call CIMS at (408) 370-9902.

## **Secretary's Message**

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 2026 Board of Directors pursuant to the [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 2026 Board of Directors will be set at the Board's meeting on [10/21/2025](#).



### **If you are interested in serving on the Board, you must declare your candidacy by 9/19/2025.**

Declaring candidacy is easy. Simply click on [this link](#) to fill out the [Belwood BOD Candidate Application](#), and return it to [hoa@belwoodhomes.org](mailto: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 a 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.

### CC&R's UPDATE

The Board continues the process of amending all SEVEN sets of CC&Rs (<https://belwoodhomes.org/ccrs>), 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.**

Thank you!

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

**Dan Saban**, Secretary

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## **Belwood First Fridays (BFF)** **Cornhole Edition**

Reported by Tim Takeuchi, Vice President



Thanks to everyone who turned out for our 9/5 Belwood First Fridays Cornhole Tournament. We had 17 teams register across two brackets and opted for single elimination play for both kids and adults. In the end, Team **Tadhg/Advith** finished first in the kids bracket and in our Masters Division, Team **Dan/Dan** finished in first place under the stars with Team **Steve/Gretchen** and Team **Kristen/Janet** rounding out the top 3. Congratulations to all the participants and a big special thanks to [Charleen Renati](#) for volunteering her creativity, time and [Rolodex](#) to make our September BFF our biggest one yet!!!



**BFF history:** BFF started in 2024 as a way to get families back to the Cabana in a relaxed, fun environment with just enough structure to ensure a good time for all. We hold the date and provide the infrastructure necessary for many types of activities. In the past, we have done karaoke, trivia and cornhole. We usually have our coals going for you to bring down your grillables and beverages and side dishes are for sharing. We are always looking for new ideas to keep BFF a fun evening for your whole family so please [volunteer your ideas and your time](#) to make our next event a masterpiece.

**Future BFF events:** We will be moving our BFF series to the **FOURTH Friday** to try and avoid future conflicts with other activities. Same great initialism (BFF) but with a new and improved day. We hope this frees up your calendar to join us for the next event. Stay tuned for more info for our **Friday 10/24** event.

We would LOVE to make BFF a reoccurring event but need YOUR help to ensure these activities are sustainable. Please contact us at [HOA@belwoodhomes.org](mailto:HOA@belwoodhomes.org) and provide your ideas for our next BFF activities and if you are able to volunteer. As with any of our events, your Board of Directors will be co-managing this with you as your cabana experts. Please consider volunteering.

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### **Belwood Halloween Party, Sunday 10/26 @3PM**

**Mark your calendars** (make sure to indicate on the invite that you will be going) for the 2025 Belwood Halloween Party at the Cabana. Sunday, October 26th, 3-5pm. We'll have lots of activities and games of skill to test your inner trick-or-treater. Bring a picnic, something for the





grill and a beverage to share with friends. We'll have some refreshments for purchase as well. You can invite guests and a guest fee of \$5 will apply to cover the cost of the prizes for the kids. Guests that volunteer to help enter for free. We're looking forward to celebrating with you!

Learn more at <https://belwoodhomes.org/halloween>

**Help needed!!!** We are looking for neighbors to help plan this party! You'll be famous (with your kids) as you select the games/activities and help run the event. As with all HOA-sponsored events, your Board of Directors will be co-managing this with you as your cabana experts. And remember, middle school and high school students earn hours towards their mandatory volunteer requirements. Please consider volunteering today! [Contact Debbie Gary](#) if you would like to be included in the party committee. (debbiegary@comcast.net)

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### **Parents are your kids asking for E-bikes?**

Special thanks **Vice Mayor Rob Moore**, who held a E-Motorcycle [Listening Session](#) in the Cabana on 8/7. We've all noticed the kids doing wheelies down Blossom Hill Road on what look like bicycles but there's an important distinction worth knowing: many of those machines aren't regular bikes at all, they're electric motorcycles, and they're actually illegal to ride on public streets. Before you drop thousands of dollars on a flashy ride for your kid, take a little time to learn the difference between e-bikes and e-motorcycles so you don't end up with something that can't legally be used where you expect.

### **Here are the basics on e-bikes and e-motorcycles:**

**E-Bike (Electric Bicycle)** CVC 312.5 by state definition: Bicycle with fully operable pedals, an electric motor under 750W, specified speed of 20-28mph. No license, registration, or insurance needed. E-bikes are treated like bicycles; allowed in bike lanes/paths (local restrictions may apply). Helmet required if under 18 or riding Class 3.

There are three classes of ebikes:

Class 1: Pedal-assist only, motor cuts at 20 mph.

Class 2: Pedal-assist + throttle, motor cuts at 20 mph.

Class 3: Pedal-assist only, up to 28 mph. Riders must be 16+

**E-Motorcycle** by definition: motor >750w, top speed 30 mph or more, some as high as 60mph. Requires motorcycle license plus registration and insurance. Most of these E-Motorcycles are technically "off-road only" (read not street legal). There is no area in Los Gatos where it is legal to ride an E-Motorcycle i.e. no riding in Belgatos Park or any Los Gatos open space area.

Don't be fooled by the pedals on an E-motorcycle, as some manufacturers add pedals to get past the parent and police objections. Here are a few quick tips to help you tell them apart and make a safer purchase:

- Check the motor power and top speed: E-bikes are typically limited in motor wattage and top speed to meet local e-bike rules, while e-motorcycles tend to have more powerful motors and higher speeds.
- Look for required equipment and registration: E-motorcycles often need lights, mirrors, plates, and registration things most casual “bike” purchases won’t include.
- Buy from a local bike shop: Purchasing from a reputable local shop gives you expert advice and reassurance that what you’re buying complies with local laws. Online listings can be misleading, and some sellers market illegal e-motorcycles as “bikes” to make a sale.
- Read local laws: Rules vary by state and city, so a quick check with your local DMV or city transportation department can save you headaches later.

Please pay close attention when buying any of the following brands for your family as many products sold by these manufacturers are not considered kid-safe or street legal: Sur-Ron, Talaria, E-Bike Pro, Segway, 79Bike, ETM, Voro Motors, Electric Motion, Cake, Rawrr, Zero. A little research up front will help you get a safe, legal ride that’s right for your child and keep the whole family out of trouble.

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### **Keeping updated on the latest news 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

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

Weekly Yoga Classes Mondays at 6pm in our Cabana Clubhouse Led by Belwood residents, **Elif Albuz** and **Liz Linehan**, 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 and Liz completed their yoga teacher training in Yoga Source Los Gatos. Elif is working towards completing her 500th hour of training and Liz teaches locally and believes everyone can benefit from a yoga practice. Both are committed to teaching friends and family, committed to sharing this with our Belwood community since our program began in 2023.



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### 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