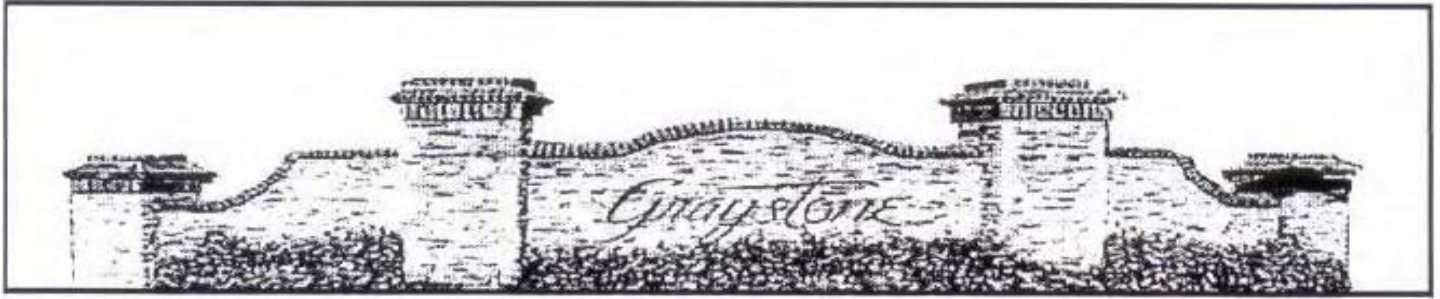


Graystone of Almaden



A NEIGHBORHOOD ASSOCIATION

November/December 2006

Association Update

By Scott Sherwood, President

INSIDE THIS ISSUE

- 1 Association Update
- 4 New Neighbors
- 4 Halloween Parade
- 7 Annual Picnic
- 9 Board Meeting Minutes

In our last update, one topic got a lot of attention - the zoning/development of the open space that surrounds our homes. Well, after a lot of work with several parties an update is included below. Additionally, we have made substantial progress on the Erosion Control project at the front entrance and recently distributed the new Graystone Directory. Finally, check out the Picnic article and photos and Halloween Parade photos. It looks like a good time was had by all!

Zoning Status of our Open Space

As we discussed in the last newsletter, the 21+-acre parcel of land bounded by Rocky Crest, Boulder Mountain and Stonehill is for sale for \$950,000. An interested party has entered into a contract to purchase this property contingent upon gaining a re-zoning of the property. Initially, the buyer wanted to sub-divide the property into four 5-acre parcels for four single-family homes. After a quick rejection by the City Planning department on that proposal, they are back with a new proposal to build two homes - one home on Rocky Crest and one on the top of the hillside with a driveway off of Rocky Crest.

To ensure that we fully understood the proposal we (three of our Board members - myself, Ron Mak and Leslie Saviage) met with the developer and their attorney to listen and learn. We met at the property site and reviewed their proposal, including looking at their drawings to get a full understanding of their thinking. Here is what we learned.

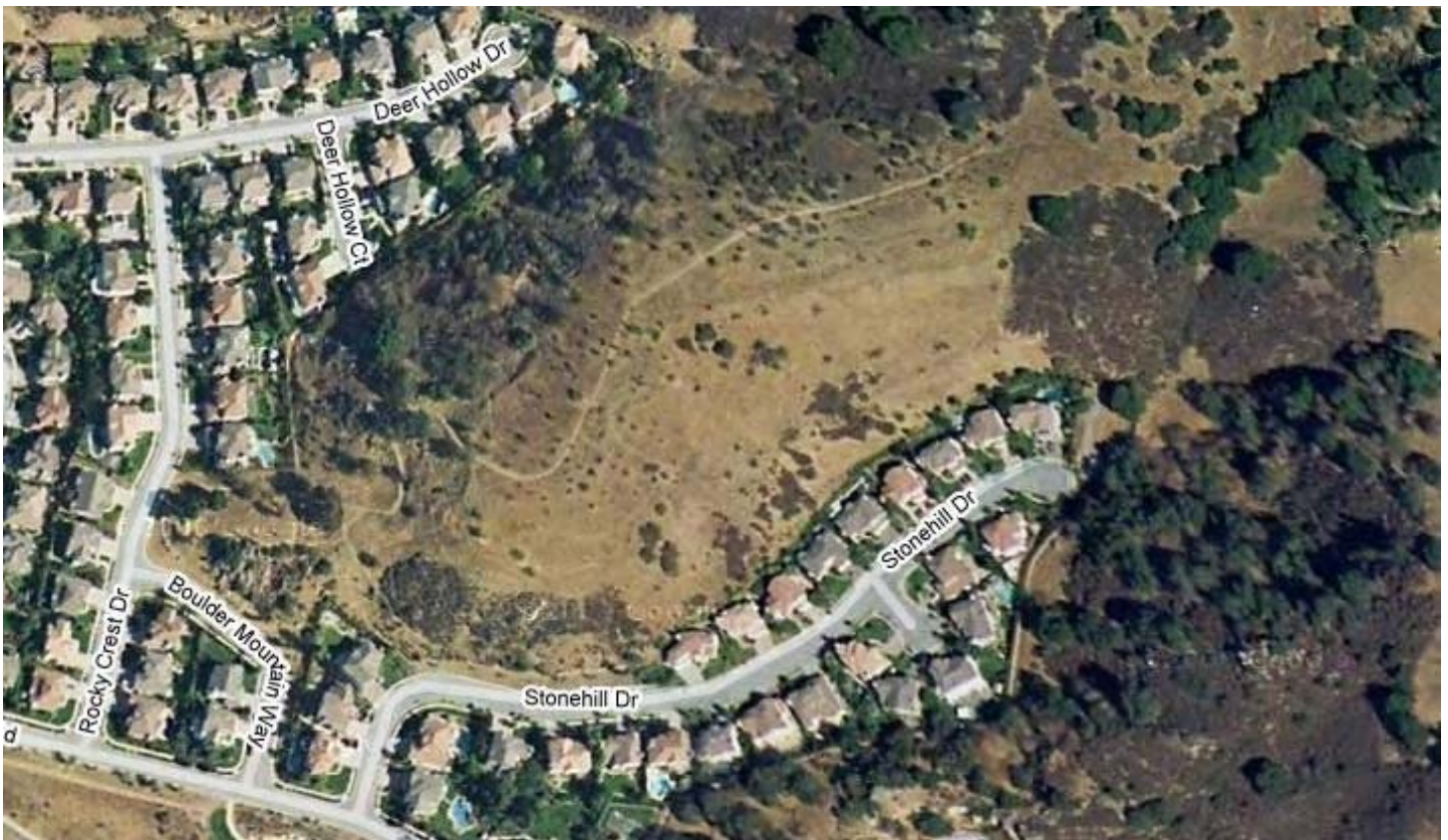
First, there are actually two "official" parcels that make up the 21+ acres. They proposed a lot line adjustment on the lower parcel that fronts Rocky Crest to allow for one home to be built adjacent to the last house on the East side of the street (6574

Rocky Crest). Additionally, they proposed a driveway adjacent to that new house that would wind up the hillside to a second home site at the top of the other parcel. We listened and asked lots of questions. We left the meeting with a clear action plan:

- Immediately re-engage with Nancy Pyle’s office.
- Talk with the City’s Planning Department to reconfirm our understanding of the zoning issues and process.
- Reconfirm their respective positions concerning this specific development proposal.

The summary of our findings:

- Nancy Pyle does not support any development of our open space.
- Nancy is willing to meet with us to listen and learn more. We are working with her Chief of Staff, Lee Wilcox, to set a date and time for such a meeting.
- City Planning confirms that such development will require a “zoning” change. This is key since any zoning change must be approved by City Council. This is not an administrative item that can be handled behind closed doors.



- Normally, Council, on a project of this sort, will support the position of the local Councilperson. So, in this case, Nancy Pyle's position is key.

We are monitoring the situation closely including reviewing all development proposals submitted to City Planning for District 10, our district. We have established a good working relationship with Nancy Pyle's office and with Michelle Stahlhut in City Planning. They are actively keeping us abreast of all relevant developments. So, if you have questions or concerns send me an email at scottsherwood@sbcglobal.net.

Erosion Control Project - Retaining Wall on Pfeiffer Ranch Road

As you know, we are working to extend the retaining wall along Pfeiffer Ranch Road to eliminate the annual winter mudslides. As we reported earlier, we received a CAP (City of San Jose) grant of \$5,726 to help us pay for this work. We are in final discussions with the City on insurance requirements but should have that item closed within a few weeks. We have chosen a contractor, Loayza's Landscaping, to perform the work and have signed a contract to begin work as soon as we get final City clearance. Loayza's bid of \$13,462 was less than our original bid from a different contractor and will mean that the project will come in under budget. We are targeting for construction to begin in December.

Neighborhood Directory

We distributed the 2006 Directory to all Association members in early November. If you did not get a Directory, please contact us. Per normal procedure, non-members did not receive a copy, but you can still join the Association and receive the Directory and all other benefits of membership.

A special thanks must go out to Libby Zwilling and Russ and Carla Dietz who together produced this year's version. If you have updates, please contact Russ and Carla at 323- 1796 or family@dietzfamily.com.

Board Meeting

Finally, we held a Board meeting on November 1st. Our meeting was full with nine items on the agenda. The meeting minutes are included in this newsletter. Take a look.

As always, we solicit your input and feedback.

*"The love of our neighbor
in all its fullness simply
means being able to say,
"What are you going
through?"*

Simone Weil

Welcome New Neighbors

By Jeanine Smith

I would like to welcome our newest neighbors to Graystone

Ben and Jeanette Gibson and their two sons, Andrew 5 and Jack 21 months. The Gibsons have moved into 6548 Deer Hollow Dr.

Halloween Parade

By Leslie Saviage

A fun time was had by all at the Graystone Halloween Parade, just check out the photos. We had kids and adults of all ages parade through the neighborhood. We ended up at Deer Hollow Court for some snacks, drinks, and a raffle. Thank you very much to Donna Miller and her awesome crew for hosting a great event!

Thanks also to Ron Mak and Denise Hall for the photos.



The Graystone "Super Dog" and Trusty Sidekick (or is it the other way around)



Donna Miller at the "mic" Valerie Haaland assisting

The Food



Allison Clark holding her nephew Matthew (Buzz Lightyear)





Now that's a **Red** Dress

Dorothy eyeing the Wicked Witch of Graystone



Left to Right:

*Megan Rose,
Christina Myers*



Prize winner:

Victoria Hall



Annual Picnic

By Leslie Saviage

Who would have ever thought it would rain in the beginning of October, especially the day of Graystone's Annual Picnic. Donna Hecke and her picnic team set up the park with tables and lovely decorations and had a bunch of fun games lining the street when the rain started! Luckily, Carla Dietz offered to have the "picnic" at her house. A bunch of neighbors piled into the Dietz's home with food in hand and we proceeded to enjoy each others company. Thanks so much to Carla Dietz and her family as well as Donna Hecke for planning the event.

Thanks also to Carla Dietz for the photos.



Left to Right:

*Leslie Saviage,
Donna Miller,
Janice Rose,
Valerie Haaland,
Jeanine Smith*

Left to Right:

*Winners of dessert
contest:*

*Janice Rose 3rd place
Ashley Smith 2nd place
Leslie Saviage 1st place*





It's Raining Outside?

Watch the "Boob Tube"

Board Meeting Minutes

By Jeanine Smith

Graystone Homeowners' Association

Board Meeting

November 1, 2006 @ 7:00 p.m.

Attendees:

Scott Sherwood

Donna Hecke

Ron Mak

Leslie Saviage

Jeanine Smith

Financial Update - Ron reported on the status of membership and bank balance. We have reached our goal of 105 members, but obviously want to increase membership.

Social Activities - Leslie reported on the success of recent social activities - dumpster day (ran a little over budget), the annual picnic (was rained out, but moved indoors to Carla and Russ Dietz' home), the Halloween parade.

Directory Distribution - Jeanine indicated that she has the directories and will distribute them by November 5. Donna volunteered to distribute on Graystone Meadow Circle, Leslie volunteered to do Pfeiffer Ranch Ct. and Scott volunteered to do Stonehill. We are waiting for additional copies from Russ and Carla Dietz for distribution to new families.

Neighborhood Greeting Process - Donna reported that she is working on forms detailing the procedure to be used for welcoming new neighbors. The Board decided that a budget of \$50 per welcome basket was appropriate. Donna will check with *Bloomsters* and *Unwined* to determine if we can procure a consistent welcoming gift within this budget that can be ordered with a phone call by the welcoming committee and then distributed.

Hillside Erosion Project - Scott reported that the project will commence within the next two weeks and should only take one or two weeks. Loayza's Landscaping will perform the work for less than the original bid price (almost \$2,000 under budget).

Signage - Scott reported he has worked with Pelican Sign Company to get signs advertising to the neighborhood the various activities that the association dues cover.

Zoning Issue (Rocky Crest, etc.) - Scott reported that he has spent many hours working to insure that the potential building of two homes in the open space on Rocky Crest and Boulder Mountain will not occur. He has worked extensively with Nancy Pyle's office and has obtained her assurance that she opposes the rezoning of this area (as would be required to build the homes). The Board is cautiously optimistic that the building will not occur.

Planning Discussion - The Board discussed ways to get more neighbor involvement in the various activities the Board sponsors. Discussion was held as to possible block parties, inviting new neighbors to dinner parties, etc.

Emailing Association Members - Jeanine brought up the topic of emailing to association members. It was decided that we would only do a mass emailing to all neighbors if there was a safety issue involved (i.e. where one neighbor had concern about a man going door-to-door selling magazines that bared a resemblance to a person on America's Most Wanted). Any other requests to email members will be handled through the newsletter.