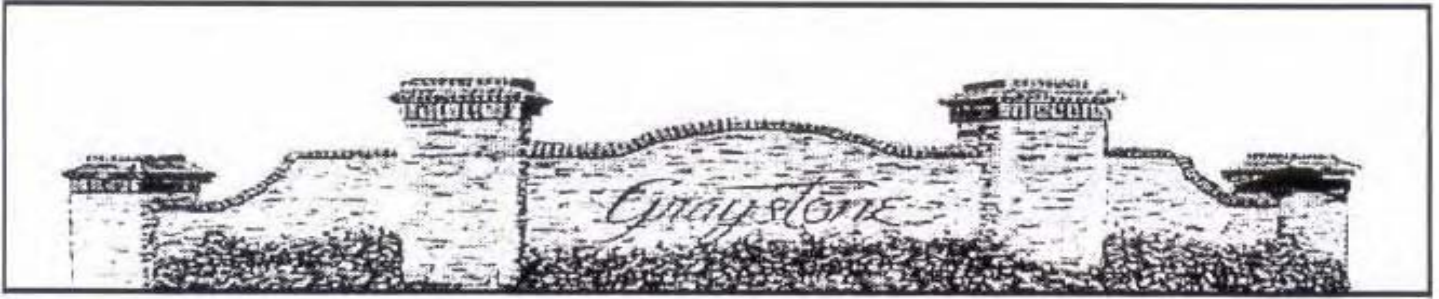


Graystone of Almaden



A NEIGHBORHOOD ASSOCIATION

September 2006

Association Update

By Scott Sherwood, President

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We've been busy since our last newsletter in early June. The summer has not been a vacation for our association to say the least. Let me update you on a number of important topics:

- Steady progress on our Erosion Control project at the front entrance
- Common area landscape maintenance
- A re-investigation on the zoning status of the open space surrounding our homes
- Participation in the Garage Sale, Dumpster Day and Recycling activities
- A good use of email to "re-activate" our neighborhood watch program
- Budget Status

Let me tell you more on each topic.

Erosion Control Project

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 to help us pay for this work. We are currently working with the City to get legal "right of access" to the property and getting bids from contractors. It is our hope that we can get this project completed prior to this winter's rains. But, working with the City is proving to be slow and challenging. So stay tuned on the timing.

Common Area Landscape Maintenance

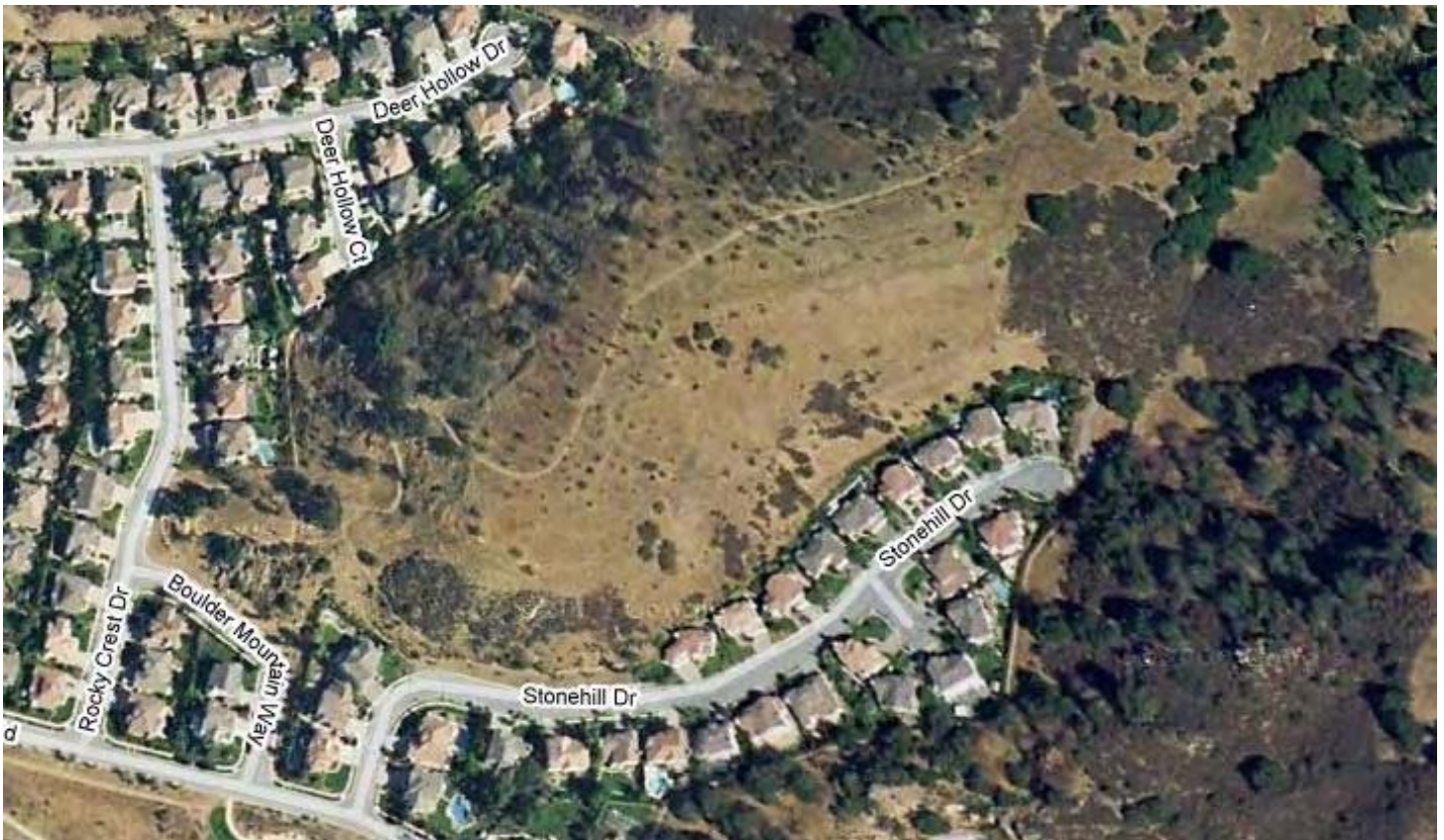
Contrary to the belief expressed by some that common area mowing and trimming is provided by the City and/or water district, we have paid to mow and trim these areas three times this spring and summer at a cost of approximately \$250 each time.

Zoning Status of our Open Space

You may have heard that the 20-acre parcel of land bounded by Rocky Crest, Boulder Mountain, Deer Hollow 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. The buyer seems to want to sub-divide the property into four 5-acre parcels for four single-family homes.

A few years ago, we investigated the zoning of this parcel and the approximately 50 acres of mostly hillside land owned by the Pfeiffer family. At that time, we confirmed that when the City approved our “planned development”, both parcels (the 20 acres and the 50 acres) were put into a zoning classification called “Private Open Space”. This designation does not allow for homes or structures to be built on this land. Part of the rationale by the City in granting the density of housing in our neighborhood was the agreement to put the rest of the land into open space.

Since we found out that the land was being marketed and that the buyer wanted to sub-divide the land for homes, we have re-engaged with the City and the person that originally put the land use deal together with Pinn Brothers. We can confirm that nothing has changed in the zoning of this land. No sub-division will be allowed and even the request to build one single-family home on



the 20 acres will require a re-zoning of the property. Such a change request is not a simple process and must come before a public hearing. We will continue to pay attention to this issue and are currently crafting a letter to go to the City and Nancy Pyle's office to clearly state our opposition to development on this property. We think that most of us highly value the open space surrounding our homes and would not support any change to the existing conditions. Please give us your feedback if you feel differently. My email is scottsherwood@sbcglobal.net

Garage Sale, Dumpster Day & Re-cycling

In July, we held our neighborhood garage sale and over 20 families participated! Our neighborhood association placed advertisements as well as signage, which helped make it a success for all who sold their "stuff."

We also had neighborhood Dumpster and Hazardous Waste Recycling day. After a rough start, we finally had our dumpster at 10am and families began filling it up. The dumpster was filled by noon! Over 45 families participated in Dumpster Day. Perhaps we should have another dumpster day in January?? If you have any feedback on this please email Leslie Savage at lugarlic@sbcglobal.net

That same day we collected and disposed of hazardous waste such as batteries, old paint and other hazardous materials. In addition, the association sponsored an electronic recycling program and picked up outdated or unused electronic and computer items from neighbors homes. It was an opportunity to get rid of items that are hard to dispose of.

These events, the garage sale, dumpster day and hazardous waste removal, cost the Graystone Association approximately \$1,500.

Neighborhood Watch

In July, a door-to-door salesman was working in our neighborhood selling books. One of our neighbors thought that this individual looked like someone who was wanted by the FBI for child molestation charges. While it turned out that our salesman and the person wanted by the FBI were not the same person, we want to encourage this kind of awareness. Our concerned neighbor called a member of the Board and we put out an email "alert". As a result, lots of individuals were put on notice to be careful and a number of you did a thorough job of investigation. From our viewpoint, this was a job well done. Keeping our eyes open and using email to alert each other is a great way to make a neighborhood watch program really work.

"The budget is like a mythical bean bag. Congress votes mythical beans into it, then reaches in and tries to pull real ones out."

Will Rodgers

Budget Status

Our 2006-2007 budget is based on a membership of 105 members and we have 105, so we are in good shape from a revenue perspective. We spent about \$500 more on the re-cycling activities than budgeted but plan to make that amount up in other areas, most likely a smaller overall bill for the hillside erosion project. So, overall, our finances are solid.

If you have any questions, please contact any Board member. We encourage your feedback and comments.

Welcome New Neighbors

By Jeanine Smith

I would like to welcome our newest neighbors to Graystone

John and Pat Hong, and their children, **Chris** (18) a student at UC Davis and **Steffanie** (17) who attends Leland. The Hong family moved into their new home at 6538 Graystone Meadow Cr.

Also moving into the neighborhood is the **Adam** family, **Sam** and **Julie** and their new home at 6598 Graystone Meadow Cr., along with their children **Brian** (12) and **Austin** (8).

Luanne and **Andy Namba** have moved into 6604 Graystone Meadow Cr. with their children **Alani** (22) who lives in San Francisco, **Audrey** (15) a student at Leland, **Akemi** (6) and twins **Matt** and **Ryan** (8)

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

Simone Weil

Fourth of July Parade

By Jeanine Smith

Graystone neighbors enjoyed another annual tradition - the Fourth of July Parade. Neighbors gathered at the park and socialized for a bit, then marched down Pfeiffer Ranch Road accompanied by none other than John Phillip Sousa. Light snacks and more socializing followed the parade. Awards were given out for most patriotic costume, bike, dog, you name it! This continues to be a fun event for kids and adults alike and helps foster our community and patriotic spirit. Special thanks to Donna Myers and her crew for another spectacular event. Thanks also to Julia Alloggiamento for the photos.



*The
Graystone
Gang*



Center:
The Parade



The Donut Game

Center:

Kobe Rose





Family Time

Left to Right:

*Alex Rose,
Maddie Rose,
Megan Rose and
Kobe Rose
(the fury one)*



Upcoming Events

1. Summer Picnic - Sunday, October 1, 2:00-6:00 p.m. Flyers will be distributed within a week.
2. Do you have a community group looking for a one day project in the fall?

Each fall 30,000 daffodil bulbs are planted with the help of hundreds of volunteers in all ten San Jose City Council Districts. The Office of San Jose Beautiful is once again inviting schools, neighborhoods, and other community-volunteer groups to participate on this year's planting day, November 4, 2006. This is a citywide community spirit project. This year California native bulbs will be introduced with a sample packet given with each order of daffodil bulbs. Please go to www.keepsjbeautiful.org and use the online reservation form, or call 408-723-1574 to reserve your daffodils.

In community Spirit,

Margaret Wagenet

Department of Parks, Recreation & Neighborhood Services
Director, San Jose Beautiful - 408-723-1574
Coordinator, Volunteer San Jose - 408-723-3754

Neighbor Recommended Businesses

FreeBird Service - Dryer Vent Cleaning

(408) 687-2515



Peggy Plummer, Deer Hollow Dr

Peggy reports that she had this company come out and clean out her dryer vent and the above is a picture of all the debris that was in her vent. She said the company did an outstanding job and were very professional. Cleaning out our dryer vents is something we probably all should consider doing on a regular basis. Freebird also does heating and cooling vent cleaning.

If you have received exceptional service, please drop me a line at smithdsl@pacbell.net and let me know.