



Graystone of Almaden, A Neighborhood Association July 2010 Newsletter

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Communicating Your Concerns #1 Yard Waste In The Streets



Street Collection Is Only Once A Month!

As you may know, the City of San Jose has instituted a pilot program designed to reduce debris in the streets and problems with storm drains. We are part of that pilot program, a program that only offers collection of yard waste piled in the street once a month - the first Friday of each month. The other weeks of the month, all yard waste must be placed in the green dumpster.

Many neighbors have complained to the Board that some of us (probably our landscapers) are leaving yard waste in the street for several weeks. Please talk with your landscaper and ask him to put the waste in the green rolling dumpster. During this pilot program the dumpsters are free of charge. Major clean-up projects that produce yard waste in excess of the capacity of the green dumpster should be scheduled to coincide with the first Friday of the month.

Concern #2

Outdoor Noise & Barking Dogs

The next main complaint that the Board has recently received concerns excess party noise and barking dogs late at night. As a reminder, given the close proximity of our homes, noise travels easily and especially well at night. Remember our concerns about the Event Tent at Boulder Ridge? All of our worries centered upon noise pollution, especially in the evening hours. Well, we successfully dealt with that potential problem. But, the every day issue of our own noise wafting over our neighbors homes still exists. Please be aware that your outdoor music, laughter and good fun late in the day travels down the street in all directions. Also, if your dog is outside barking, we all hear your dog. Please be aware of this issue and be courteous of your neighbors. If you are having an occasional noisy party, inform your neighbors ahead of time. If you continuously have outdoor parties, you may need to “tone them down” to be a good neighbor.

By the way, if you haven't seen the Boulder Ridge Event Pavilion, a picture of the finished building is shown below. Looks a lot better than a tent, with a real roof and the windows that don't open. So far, we have not heard any noise from the facility. Let us know if you do.



Finally, Concern #3

The House At Our Entrance

The house at the entrance to our neighborhood has, for years, generated complaints - odd paint job, missing yard and recently, yard maintenance - or lack thereof. Over those years, we have called the owners, sent letters, researched our legal options and filed official complaints with the City of San Jose. All of this work has not resulted in much improvement. The City's response was to send a letter asking them to comply with the blight ordinance. A letter is not a very big stick in our mind. Recently the grass was over two feet tall and looked like hay. In frustration, we asked our landscaper to mow the front yard and trim things up. For whatever reason, as soon as we did that, the watering system was turned back on. We will continue to monitor the situation but are limited in our ability to influence the situation. Hopefully someone will buy the home and actually live in it.

Fun Events Are A Coming!

Sign Up Now

Book Club

Attention all female book lovers: Join the Graystone Women's Book Club which meets monthly right here in our neighborhood. Our next book club will be held on Friday, September 10th at 7:00 p.m. at Kristen Vehling's house. They will be discussing The Omnivore's Dilemma and In Defense of Food, both by Michael Pollan. For more information, call Kristen at 268-5973.



Wine Tasting

Wine and food is a good combination. Good wine with good food is even better. We will be holding our first wine tasting (blind tastings to challenge your palate) on Saturday, September 25th. Each person/ couple will be asked to bring a good bottle of wine (retail price of approximately \$30 -\$50 (varietal to be determined) to share along with an appetizer. We will spice up the tasting by including a few much less expensive bottles into the mix. Can you pick out the jug wine? Can you identify the good ones? Please RSVP to Kristen Vehling at 268-5973. The more good bottles of wine we get to taste, all the better!



Poker Night



Poker is back. After a successful inaugural night of poker fun last Spring, book Tuesday, August 24th from 8 until Midnight for a second dealing of the cards. Once again it will be dealer-choice / small stakes poker with a \$20 buy-in. To RSVP, email Greg Turetzky at Turetzkyg@yahoo.com. Bring your beverage of choice. Snacks will be provided.

Kid Movie Night & Pot Luck

A potential new event is tentatively planned for Saturday, August 28th - a combination pot luck dinner and outdoor movie night, featuring a kid friendly movie. To help pull this fun evening off, we will need a few volunteers. To volunteer, email Greg Turetzky at Turetzkyg@yahoo.com.





SAVE THE DATE
DUMPSTER DAY IS COMING!
Saturday, August 21st
8 AM until 11 AM

Annual Meeting Update

Your New Board of Directors

2010 - 2011

The Association Annual Meeting was held on May 20th at the Sherwood residence. The agenda included a review of goals and budget performance for the past year and the establishment of new goals and a budget for the coming year. A full review of both years is covered in the next article. We are proud of both the accomplishments of the Association and our financial strength. We are operating in the “black” with a small reserve account to help smooth expenses from year to year. Maybe we should help the State of California do the same!

Once again, the Board was elected in a landslide. We all appreciate your support. The following positions were voted upon at the meeting:

President	Scott Sherwood
Vice President	Julia Alloggiamento
Treasurer	Ron Mak
Secretary	Janice Rose

Directors-at-Large	Bob Beniot
	Lea Kammerer
	Greg Turetzkey
	Kristen Vehling

2009- 2010 Goals/Accomplishments

1. Fiscal management – Revenue & Expenses
 - a. Increase membership to 113 from 102. Revenue goal of \$9040
Membership is at 111, a new high. Revenue at \$8780
 - b. Expense budget of \$9000
Expenses came in under budget at \$8748
 - c. Cash reserves targeted at \$5000
Achieved
2. Continue to reinvigorate the social activities/ \$2000
 - a. Hold annual social organizing event
Held first meeting; \$81
 - b. Continue strong leadership – planning, advice, budget, administration
 - c. Events
 - i. Progressive dinner
Held; \$499
 - ii. Garage Sale
Held; \$54
 - iii. Family event
Not held
 - iv. Combined picnic and 4th of July parade
Parade only; \$139
 - v. Halloween parade
Held; \$285
3. Maintain core services
 - a. Dumpster day/ \$1000
Held; \$1038
 - b. Landscaping/ \$2500
Completed; \$3249
 - c. Directory/ \$500
Completed; \$256
 - d. Newsletters
Completed 5
 - e. New neighbor greeting/ \$500
Unsure; expense may not reflect activity; \$46
4. Monitor the Boulder Ridge Event Building progress – react accordingly
Followed up with County Planning. Final use permit is still on hold until all requirements are met. Scheduling a site visit with the Club.
5. Stay connected with the City of SJ on the General Plan update and open space issues
No activity
6. Investigate and develop a pro-active website program/ \$500
 - a. Blogging & Recommended services
Implemented; usage is minimal
 - b. Renewal process/credit card payment
*Implemented for this renewal cycle. Usage to be studied.
Spent a total of \$167*
7. Complete major landscaping upgrades/ \$2000
 - a. Stonehill & Boulder Mountain/Rocky Crest
Project completed; \$2500

Financial Summary – '09 – '10

Revenue

Memberships (111)	\$8780
Other	0
Total	\$8780

Expenses

Administrative	687
Dumpster Day	1038
Events	
Parades	424
Garage Sale	54
Social planning	81
Progressive dinner	499
Landscape maintenance	3249
Landscape project	2500
Website	167
New neighbor program	46
Total	\$8745

Cash balance (as of May 20th) **\$7047**

Analysis

We began the year with a positive cash balance of approximately \$5000 and a goal to maintain that positive cash balance as a cash reserve. Revenue was slightly below plan by \$260 coming in at \$8780 versus a plan of \$9040. Expenses were under budget by \$255. As a result, we over spend our budget by \$5 but achieved positive cash flow of \$35 for the year.

As noted above, we set a goal of having a \$5000 cash reserve. We have met this goal.

2010- 2011 Goals/Budget

1. Fiscal management – Revenue & Expenses
 - a. Increase membership to 112 from 111. Revenue goal of \$8960
 - b. Expense budget of \$7750
 - c. Cash reserves targeted at \$5000
 - d. Unallocated (at this time) of \$1250
2. Continue social activities/ Budget = \$2000 (Prior year = \$1059)
 - a. Continue strong leadership – planning, advice, budget, administration
 - b. Events
 - i. Progressive dinner
 - ii. Family event – Movie night & pot luck/picnic
 - iii. 4th of July parade
 - iv. Halloween parade
3. Maintain core services
 - a. Dumpster day/ \$1000 (\$1038)
 - b. Landscaping/ \$3500 (\$3249)
 - c. Directory/ Skip for this year given recent publication
 - d. Newsletters
 - e. New neighbor greeting/ \$500 (\$46)
 - f. Administration/ \$750 (\$687)
4. Monitor the Boulder Ridge Event Building progress – react accordingly
5. Stay connected with the City of SJ on the General Plan update and open space issues
6. Other
 - a. Investigate and develop an on-line voting system
 - b. Re-invigorate Forums
 - c. Analyze the PayPal renewal system
7. Major Project
 - a. Discuss

Renewal Update

As of July 13th, we have 93 renewals. Thanks to all of the 93. 28 of you renewed using PayPal. 19 neighbors were members last year and have not yet renewed. If you are one of the the 19, you will be getting a phone call from the Board reminding you that you have not yet renewed for this year. If you want to renew now, just go to our website (almadengraystone.org) and click on “renew your membership” to pay by PayPal. Or send in your check payable to Graystone of Almaden for \$80 to PO Box 41112, San Jose, CA 95160-1112