

Graystone of Almaden

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BECAUSE WE CARED!

*BOULDER RIDGE DEVELOPMENT
EXPANSION STOPPED!*

As an organized neighborhood association, we worked long hours with the aid of legal representation to be heard by Santa Clara County leadership, helping to get the massive expansion at Boulder Ridge denied. At a subsequent meeting with Supervisor Wassermann, ex SJ Counsel-person Nancy Pyle, who was also in attendance, stated that we were the most organized neighborhood organization in her district, District 10. Being ready to speak our collective voice does make a impact. One voice can and does get lost. When we speak as 157 voices and join with other neighborhood associations, we can make quite an impact.

Association Impact Continued

We have uploaded the final version of the BOS Resolution written by County Counsel to our website. While it is 7 pages, it is well worth reading. It does a pretty good job summarizing our understanding of the issues and long history. Take a look by at the document on our website, graystoneofalmaden.org under the Boulder Ridge tab.

Thanks to everyone who helped us make our case to the County and helped fund our legal expenses. We spent more than we had hoped on our legal support and environmental impact work. As we progressed into this challenge, we found that we needed expert help to argue the technical points of land use law and environmental law. Total expenses totaled approximately \$30,000, with Almaden Hills Estates splitting the legal bills; our share was approximately \$15,000. Your extra donations exceeded \$6,000 and we funded the remainder out of reserve funds. More will be shared in this newsletter on our current finances, but suffice it to say, we now must rebuild our reserves.

As a final thought, we do hope you appreciate that our neighborhood association is an important asset for all of us in the 'hood. Real estate agents continue to tout that we exist and make a positive impact. We continue to receive calls and questions from prospective neighbors inquiring about our Association's services, social activities and governmental involvement.

Boulder Ridge Ownership Update

After losing at the hearing, the Garcia's have apparently decided that operating the golf course, as is, is not in their best interests. According to many reports, The Bay Club, a California active lifestyle corporation with 23 properties has entered into a agreement to purchase/operate Boulder Ridge. The Bay Club properties include Courtside in Los Gatos and recently they have been adding golf to their offerings. The agreement is scheduled to close this summer.

Current Boulder Ridge members have been told they will get their "deposit amount" refunded by The Bay Club and then have the option of joining The Bay Club using Boulder Ridge as their home club. The fee to join is \$35,000 for current members and \$50,000 for new members. The Bay Club has indicated they have interest in expanding the offerings at Boulder Ridge but that all expansions would need County approval. Humm ...

May Is Renewal Month — Dues set at \$100

Our Association fiscal year is May thru April. So, once again, it is time for you to either join or renew your membership.

The Board has authorized an increase in our dues from \$80 to \$100. It has been 11 years since we increased our dues from \$50 to \$80. And, as stated above, we do need to slowly rebuild our reserves to facilitate bill paying, handle unexpected expenses and fund major projects. Unexpected expenses include cutting down fallen trees and our major projects have included building the retaining wall at our entrance, creating a boulder barrier to keep the muddy jeeps from driving down from the open space onto our streets and building our website and database.

Attached to the front page of this newsletter is your renewal information. The sticker shows your login name (last name and then first name initial). Please go to our website, graystoneofalmaden.org, to pay your dues by PayPal. Or, you can just send us a check, mailing it to our PO Box.

Either way you choose to join or renew, thank you.

Renewal Instructions



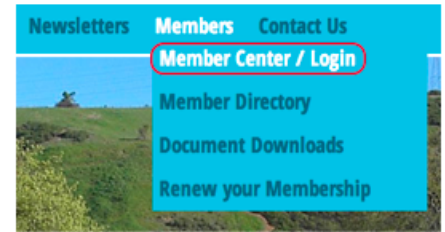
Your **Graystone of Almaden** membership is an annual membership and needs to be renewed each year. As a first step, please check and update your directory information. Then update your password and finally renew your membership. Listed below is more detail on each of the steps.

Login

First, log in to the site. You'll find the **Member Center / Login** page under the **Members** menu. Your user ID is your last name and your first initial, all lower case. (For example, David Smith's username is smithd.)

Your initial password was given to you by the website administrator. You can change it after you log in.

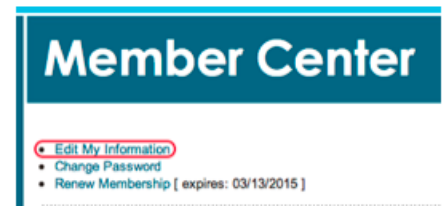
If you've lost or forgotten your password, the **Forgot Password** link on the login page (see the lower right, below the Password field) will email a password reset link to you *if we have a valid email address in our database*.



Update Your Profile

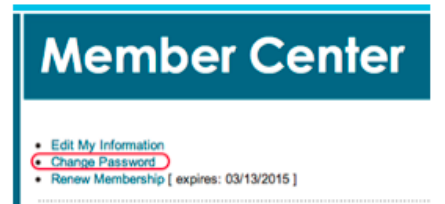
Select the **Edit My Information** link. You'll see a form with your basic information... name, address, phone number, email address, and names of your household members. Check to be sure the information is correct. (It's especially important that we have a valid email address, in case you forget your password.) Click the **Submit** button at the bottom of the form to return to the **Member Center**.

Please note that the information you provide is available to other members, but is not accessible to the general public.



Update Your Password

It's a good idea to regularly change your website passwords; your annual Graystone of Almaden renewal can serve as a reminder. To change your site password, select the **Change Password** link. On the password form, you can enter a new password, retype the password to make sure it matches, and then click the **Update Password** button.



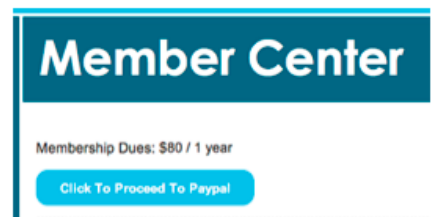
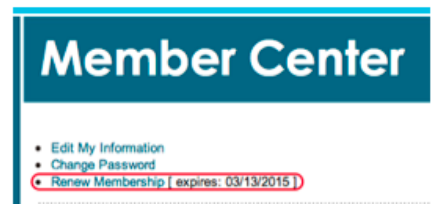
Renew Your Membership

Check your expiration date to determine if you need to renew your membership. If so, click the **Renew Membership** link.

The next page shows the current membership dues, and a button that will take you to **PayPal**.

At PayPal, you can pay your dues using your own PayPal account, or you can log in as a guest and use a major credit card to pay.

You will receive an email receipt from PayPal when your charge has been processed, and your membership expiration date will be automatically updated in our database.



Three Upcoming Events

Save the Dates!

Progressive Dinner — Saturday, June 20

Wine/Cheese and “Dinner”

Jennifer & Rob Erfurt @ 6570 Pfeiffer Ranch Road

Desert and Coffee

Kristin & John Busch @ 6486 Pfeiffer Ranch Court

An email will be sent out shortly to RSVP

Dumpster Day & Summer Picnic

Saturday, August 22

Once again, we have scheduled Dumpster Day on the morning of the Summer Picnic. Both events will be held on Boulder Mountain Way. So, hold this important date to both clean your garage and enjoy some party time with many of your neighbors.

Details on both events will be sent out in July.

New Book Club — Meets The Second Wednesday @ 4 PM

For those of you who would like to join a Graystone neighborhood women's book club, a second book club has formed and is still seeking new members. If interested, please contact Sharon Harvey at smharvey50@gmail.com or 408 609-3430.

Open Space Maintenance Program

The Association maintains five (5) different “open space” areas within our neighborhood boundaries. They are:

- Front entrance - Graystone sign and wall area
- Pfeiffer Ranch - block retaining wall area and hillside
- Pfeiffer Ranch - property between the trail and the street
- Stonehill - the hillside adjacent to the open space
- Boulder Mountain Way & Rocky Crest - the hillside adjacent to the open space

The four areas around our homes are addressed every week and the large land area along Pfeiffer Ranch is trimmed once a quarter . Pictured below is just a sample of the trimmings from one week’s work along Boulder Mountain Way. Our landscaping bill is almost \$4000 a year.



Financial Update - May 2014 thru April 2015

Income (\$80 dues x 90 members)	\$7200
Regular Annual Expenses	
Landscaping	\$3600
Social activities	1200
Dumpster Day	800
Administration	700
Total Expenses	\$6300
Annual Surplus/Deficit	\$ 900 (surplus)
Legal & Environmental Expenses	\$15,466
Legal Donations	\$ 6,300
Reserve Funds Utilized	\$ 9,166
Reserve Funds Remaining	\$ 700

Board Membership

Board membership is needed to keep our Association functioning. Over the years we have welcomed a lot of new people to the Board, each bringing their important opinions and a willingness to help. If you are interesting in helping us out, you can explore the opportunity with Scott Sherwood, our President. Please contact Scott at scottsherwood@sbcglobal.net.

This year we welcome Del Hassen who lives on Rocky Crest Drive. Del and his wife Denise moved in last year, so we are quite pleased to welcome some additional new blood to the Board. Last year, another new neighbor, Kristin Busch who lives on Pfeiffer Ranch Court joined the Board. Is it your turn to help?

Our Current Board

Julia Alloggiamento, Kristin Busch, Del Hassen, Ron Mak, Paul McGuire, Paul Reilly, Janice Rose & Scott Sherwood

A bit of background on Del, from Del:

I have been in the IT industry for over 20 years and a sales engineer for over 14 years. We moved in the neighborhood in May of last year. We needed to find a larger house to accommodate our family. This includes my father-in-law, who is a WWII vet and 90 years old. His wife passed away 2 years ago and we now all live together. My daughter also lives with us and she is a junior at San Jose State. We decided on this area from Cupertino because of the amount of relatives that live in Almaden, there is an aunt and uncle off of Bret Harte, cousins off of Trinidad, and another aunt off of Redmond as well as 2 more sets of cousins off of Meridian.

We actually put an offer in on the house 2 doors down and did not get it. That's OK because the house we are in now is a one story and it has history in the neighborhood. The house was owned by the O'Day family; they inherited this land from the Pfeiffer family. They then sold this land to the Pinn Brothers and lived the rest of their lives in this neighborhood. Out front of our house sits one of the corner stones from ST. MARY'S CHURCH. It was quarried right here from our neighborhood. If you get a chance, read the plaque that is located at the corner of Graystone Lane and Pfeiffer Ranch Road, or you can read more @ http://www.mountaincharlie1850.org/pl_goodrich_quarry.html.

I wanted to be on the board for a number of reasons. First and foremost I believe this is a wonderful neighborhood and anything we can to keep it that way is an endeavor worth pursuing. Then there is the selfish reason as we all want to maintain the value of our homes. We do that by creating a community that looks out for one another and as a result keeping it clean and safe.

Water Use Rules – From The City of SJ

The City of San José joins the Santa Clara Valley Water District and San José water service providers in asking all residents and businesses to do their part to preserve the drinking water supply during this drought. Please reduce your water use by **30** percent. These rules are established in the San José Municipal code or by local water service providers.

Editor’s note: The Mercury News just stated that we reduced our usage in April by 3.6%, a far cry from 30%!

Outdoor water use is probably the easiest place to reduce water use since it accounts for roughly half of the average water bill. Please follow these rules:

Be cool — water when it’s cool, by HAND held hose with an automatic shut off nozzle or irrigation system before 10:00 a.m. and after 8:00 p.m. With a SPRINKLER system, water before 10:00 a.m. and after 8:00 p.m. only on two designated days:

**Odd numbered addresses only on Mondays & Thursdays;
Even numbered addresses only on Tuesdays & Fridays;**

Editor’s note: Use the “cycle and soak” method of watering to reduce runoff and water waste. Split your watering time into two cycles spaced about an hour apart to allow the water to soak in.

Watering outdoors at other times is not allowed. Less evaporation occurs in the cooler evening and early morning hours — so you can use less water and your plants and landscape will absorb more of it.

Be trendy — use gray water (used water from baths, sinks) to wash your car, take it to a commercial car wash, or leave it dirty. **No car washing with potable water.**

Be local — No refilling residential pools/spas more than one foot and no initial filling with potable water, except when existing pools are drained to repair leaks.

Be quick — fix water leaks as soon as possible. Fix visible leaks as soon as possible. If notified of a leak in your system, fix it within 5 working days.

Be in control — don’t let water flow into gutters or streets. Beyond minor splashing of surfaces, sprinkler and drip systems and hand watering that cause water to flow into gutters and streets or that make large puddles is not allowed.

Be a sharp shooter — with automatic shut-off nozzles. Hoses are required to have a nozzle that shuts off automatically when the handle is released. This helps you aim and control the water and can save many gallons.

Be a sweeper — sweep hard surfaces. Use a broom instead of a hose to clean patios, sidewalks, driveways, parking lots, or other hard surfaces.

Be frugal — Many plants can survive on less water, especially when the weather starts to cool. Consider replacing lawns and thirsty plants with drought tolerant landscaping and get a rebate from the Santa Clara Valley Water District!