



Graystone of Almaden

A Neighborhood Association
October 2015 Newsletter

President's
Letter

2015- 2016
Goals

Upcoming
Events

Halloween
Wine Tasting
Book Club

Open Space
Maintenance

Financial
Update

Prior Events
Dumpster Day
Picnic



We filled the dumpster within hours and 100 neighbors filled themselves with ribs and all the fixin's at the summer picnic.

More photos later in this newsletter.

President's Letter

As an Association, we have been busy and apologize for being a little late publishing this newsletter. We are pleased to introduce our new and returning volunteer board members, the association goals for 2015-16, and the board member who is working on each project/goal. In addition you will find other important information.

We are coming off a very successful year, our 18th official year, having started as a Neighborhood Association in 1997.

Presidents Letter — Continued

Let me share a bit of Association history that is still very relevant today.

In 1997, the Founding Committee was composed of Rob Davis, Kathleen Heritage, Ron Mak, Rob Rice and Pat Treadwell. Note that Ron Mak is still one of our neighbors and is still involved with our Association, currently serving as our Treasurer! Thanks Ron.

This Founding Committee met each Monday for more than a month, after the first general meeting on February 3 of that year. It was determined then that our Association would be a voluntary organization focused on providing three key benefits. They were (and still are)

Political Benefits — Having a united voice when dealing with City and the County. Note: We have experienced this in spades, most recently with our Boulder Ridge actions!

Social Benefits — Having a structure in place to organize, disseminate information about and fund neighborhood activities. Note: Again, we are continuing to experience this; just look at the Dumpster Day and Picnic pictures!

Economic Benefits — Increasing homeowner value by keeping this an attractive and pleasant neighborhood to live in. Note: Every sales flyer for a listed home boasts how attractive our neighborhood is! Landscape maintenance is our largest annual expenditure.

So, as we enter our 19th year as a Neighborhood Association, we thank all of you that have served on the Board, volunteered for jobs and maintained your membership.

**Together we can do what is difficult for us to do individually.
Together, we do make a difference.**

Presidents Letter — Continued

New Board

Scott Sherwood — President

Julia Alloggiamento — Vice President

Ron Mak — Treasurer

Janice Rose — Secretary

Kristin Busch — Member at Large

Del Hassen — Member at Large

Paul McGuire — Member at Large

Paul Reilly — Member at Large

2015 - 2016 Goals (After each goal is the name of the Board member that is leading that effort.)

Financial (Scott & Ron)

- Rebuild our reserve funds back to \$5000 in 3 years
- Follow-up on membership renewals to get to 110+ members (Janice)

Communications (Scott)

- Improve signage at the entrance
- Improve website — keep it current
- Continue quarterly newsletters & regular emails
- Fix member database issues

Activities

- Progressive Dinner (Kristin)
- Picnic (Paul R)
- Halloween (Janice)
- Interest based activity groups (Paul M)
 - Biking (Paul R)
 - Wine Tasting (Kristin)
 - New groups to be determined

Projects (More information on each project on the next page)

- Traffic Calming (Julia & Paul M)
- CC&R Review (Kristin & Scott)

Project Detail

Traffic Calming

The speed limit in our neighborhood is 25 mph. Given the design of our streets, especially the long straight stretch of road on Pfeiffer Ranch, many of us exceed 40 mph without even being aware of our excess speed.

Recently four deer were hit and killed along this stretch of road, both times by cars seemingly exceeding the speed limit. In the past, we have posted signs, investigated speed bumps and humps and posted neighbors to waive signs as cars pass by.

Our new goal is to investigate the use of a radar speed feedback sign. Our preliminary research suggests that when drivers are made aware of his or her speed, drivers adjust accordingly. As we get more information on this possibility, we will share our thinking in an upcoming newsletter.



Project Detail

CC&R Review

When our development was established by Pinn Brothers, they established a set of Covenants, Conditions & Restrictions, commonly called CC&R's, to help ensure that our neighborhood continued to be an attractive and pleasant place to live. Our CC&R's closely match the City of San Jose's Municipal Code.

Historically, the role of the Association in regards to the CC&R's has been informing our new neighbors of their existence and advising existing neighbors of any perceived issues. Over the past few years we have not done a good job informing everyone as to their existence.

Over the past year, we have received "concerns" from neighbors on trailers in driveways and long-term vehicle street parking that are actually addressed in our CC&R's. This project is designed to re-educate ourselves on their existence and content and highlight the most important elements. We will develop an education campaign to help all of us be fully informed. Again, as we develop our campaign, we will share it in an upcoming newsletter.

Additionally, we will be posting our complete set of CC&R's on our website.

Upcoming Events & Activities

Halloween Parade - October 31 @ 4:30 pm

We will meet at the tot park on Pfeiffer Ranch road at 4:30. Shortly thereafter, we will parade down the horse trail to the Rose's house on Pfeiffer Ranch Court for pumpkin decorating and snacks. Come one and all to enjoy the fun and remember to bring your camera for some memorable moments!



Book Club — Meets The Second Monday @ 7 to 9 pm



For those of you who would like to join a neighborhood women's book club, a second book club has formed. While the membership is growing, they are still seeking new members. Read a good book, discuss it with friends and enjoy light refreshments with this group activity.

If interested, please contact Sharon Harvey at smharvey50@gmail.com.

Upcoming Events & Activities

Wine Tasting — Which Wine Is Right For Turkey Day?

It is time for a bit of investigation into the perfect wine pairing for your Thanksgiving Day meal. On Saturday, November 7 @ 7:30 pm join Jennifer & Rob Erfurt @ 6570 Pfeiffer Ranch Road to do some heavy duty investigation.

Each couple or individual attendee is asked to bring a favorite wine that might be enjoyed with your Thanksgiving Day dinner. Please also bring a light “Thanksgiving Day” based snack to share so we can simulate the wine pairing challenges. As always, we will tally the “votes” and find the top choices.

Please RSVP to Kristin Busch @ chezbusch@gmail.com or call her @ 408 620 1800.



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 2015 thru Current

(Rounded)

Income (\$100 dues x 97 members) \$9700

Expenses

Landscaping	\$1600 (Normal quarterly amount + tree bill)
Progressive Dinner	455
Dumpster Day	645
Picnic	2300 (Net expense)
Administration	170 (printing, PO Box, tax filing fees)

Total Expenses \$5170

Surplus/Deficit \$4530 (surplus)

Notes:

Planned income thru membership increase of 13 = \$1300

Planned expenditures for this fiscal year include:

Reserve fund	\$1500 (First installment to get back to \$5000)
Traffic calming	\$1500 (Budget number only; may take 2 years)
Landscaping	\$2800 (Committed)

Dumpster Day In Photos



Summer Picnic Photos

