



Graystone of Almaden

A Neighborhood Association
April 2016 Newsletter

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Speed Sign

CC&R's

Interest Based Activities

Upcoming Events

Wine Tasting - 4/23

Progressive Dinner - 5/14

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Renewals Are Next!



Project Update Speed Sign

As we discussed in our last newsletter, we are investigating the purchase of a "driver feedback speed sign" given the challenges we have with excess speed on our neighborhood streets. One option we are considering is a mobile device, instead of a fixed sign, so we can move it from site to site to help everyone gain a better appreciation of their vehicle speed. Before we proceed to do more work on this option, we would like to get your feedback. The cost will be in the range of \$4000, so it would be our major investment for a two year period. Please send your comments to scottsherwood@sbcglobal.net.

Project Updates (continued)

Covenants, Conditions & Restrictions — Commonly called CC&R's

Again, we discussed our CC&R's in our last newsletter and posted them to our website, graystoneofalmaden.org. It has come to our attention that many of you are unaware of their existence so one of our goals for this year is to better educate everyone on their existence and key content. Please read the full document to fully understand and appreciate their value. The CC&R's were established in 1993 and are valid for 35 years (2028) and are automatically extended for successive 10 year periods unless revoked.

Below is a summary of the key items:

- Only detached single family homes are permitted, not to exceed 2 1/2 stories and a garage for 3 cars.
- No buildings, fence, or wall nearer the street than the minimum building setback
- No temporary structures, trailers, tents, garage, barn or outbuilding shall be used at any time as a residence
- No animals, livestock or poultry shall be raised or kept on any lot except for dogs, cats or other household pets
- No trailer, boat, truck (other than a pickup) or inoperative vehicle shall be kept or stored on any lot unless enclosed in a garage

Over the past few years, we have had complaints concerning chickens being raised in a backyard and trailers in driveways for months. As you can see from the above summary, neither are allowed. A neighborhood full of boats and old cars under blue tarps in driveways does not make our neighborhood "great". So, be pleased we have our CC&R's in place. They are there to help us.

Project Updates (Continued)

Interest Based Activity Groups

We want to add some new activities that are based upon your interests. Once we find group of interested neighbors, we plan to ask for someone to organize a date and lead the effort — just for that one time. No long-term commitments; just do it once and then ask for someone else to lead the next time. Kind of how we make our wine tasting events work. Each time we end the event, we ask for someone to volunteer to host the next one.

Ideas for activities include:

- Biking with a neighborhood experienced leader
- Motorcycling, again, with a neighborhood experienced leader
- Bocce ball
- Poker night
- Bridge night
- Grandkid play group
- Golf outing
- Others?

Please RSVP to Paul McGuire @ mcguirepaul@comcast.net to tell us which activity sparks your interest. We will find a volunteer to organize the first event and then leave it up to the group to take it from there.

So, RSVP now and tell us which of the above activities are for you OR, suggest a new activity. There must be a bunch more cool ideas for people to join up and do something fun. And, it is a great way to meet your neighbors.

Wine Tasting — Saturday, June 11 @ 7 pm

Exploring Rhone varietals — GSM Grenache, Syrah & Mourvedre

A GSM blended wine is the particular speciality of the southern Rhone Valley in France. The most notable application of the GSM blend in France is in Chateauneuf-du-Pape. A group of producers in the Central Coast right here in California are calling themselves the Rhone Rangers as many of the wineries in Paso Robles and Los Olivos specialize in this blend.

At this wine tasting, we will have the chance to taste several bottles of both French and domestic GSM and compare. Bring one or the other to the tasting along with an appetizer or desert to share.

The wine tasting will be held at Karen and Scott Sherwood's house at 6511 Deer Hollow Drive. Please RSVP to Scott Sherwood via email at scottsherwood@sbcglobal.net. Include in your email if you are bringing a French or domestic bottle of GSM so we can ensure a good balance in our tasting.

Progressive Dinner — Saturday, May 14

Save the date!

You will receive an invitation shortly

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

Pictured below is work along Pfeiffer Ranch Road. Our landscaping bill is almost \$4000 a year.



Financial Update

May 2015 thru Current (Rounded)

Income (\$100 dues x 102 members) \$10,200

Expenses

Fees (renewals)	\$ 253
Legal (prior work)	426
Website	963
Landscaping	3780
Progressive Dinner	27
Dumpster Day	645
Picnic	2300 (Net expense)
Administration	224 (printing, PO Box, tax filing fees)

Total Expenses \$8618

Surplus/Deficit \$1582 (surplus)

Planned expenditures for this fiscal year include:

Reserve fund	\$ 1000 (First installment to get back to \$5000)
Traffic calming	\$ 600 (Budget number only; may take 2+ years)

**Renewals will begin in May.
You will receive a hardcopy newsletter and renewal
materials at your front door.**