

## Email Confirmation & Renewal Form

Below is a sticker with the information we have in our database. Please take a moment to either confirm that the information is still correct or edit the information in the space below. Included with this newsletter is a self addressed stamped envelope to return the form to us. If you are paying your dues by check, simply enclose your check for \$100 with this form.

Thank you.

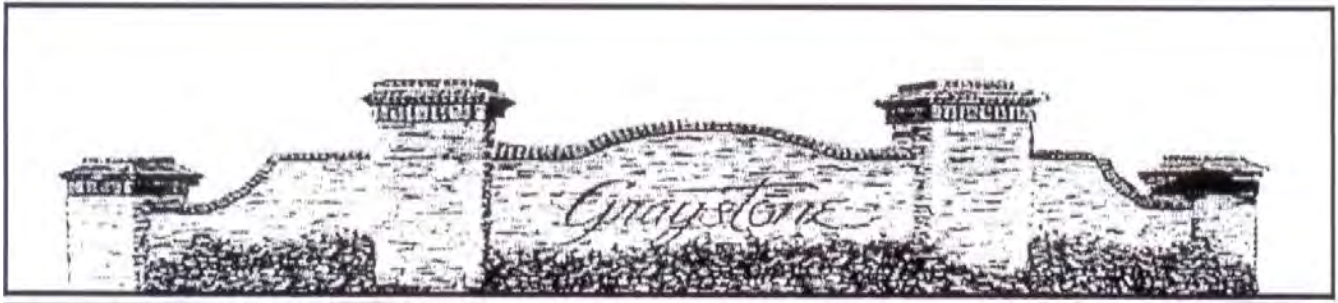
Everything is correct \_\_\_\_\_

**Edited Information** (if needed)

Name(s) \_\_\_\_\_  
\_\_\_\_\_

Primary email address: \_\_\_\_\_

Secondary email address: \_\_\_\_\_



# Graystone of Almaden

*A Neighborhood Association*

**May 2018 Newsletter**

Renewal & Email  
Confirmation

President's Letter

CC&R Reminder

Open Space  
Maintenance

Financial Update

Summer Picnic &  
Dumpster Day

## Renewal & Email Confirmation

Our new fiscal year has begun and it is time to renew your membership in our Association. Dues remain at \$100 for the year. You can pay using PayPal or write a check. Each year along with getting your renewal payment we ask that you confirm your email addresses so we can update our database ensuring everyone gets timely information. Email is our primary form of communication. We only distribute a hardcopy newsletter once a year. Also, please add [graystoneofalmaden.org](http://graystoneofalmaden.org) to your address book so our emails do not end up in your spam folder.

On the cover page is a form showing your Name, Address, Primary email address (if you provided one) and a Secondary email address (if you have provided us two emails).

Please send in your form in the self addressed stamped envelope. Enclose your check if you want to pay your dues by check. If paying by Paypal, just click on our website, [graystoneofalmaden.org](http://graystoneofalmaden.org) and click on the **Renew Membership Now** button at the top of the page.

# President's Letter

Scott Sherwood

It is always amazing that we have concluded another fiscal year of our Association. The Association was formed 21 years ago in 1997 to focus on three important topics:

**Social Benefits** — *Having a structure in place to organize, disseminate information about and fund neighborhood activities.*

- Over the years, we have had a pretty robust set of activities to help everyone get to know their neighbors and promote a neighborhood watch program — neighbors watching out for fellow neighbors given that we actually know our neighbors. Our activities have included progressive dinners, fourth of July parades, halloween parades, dumpster day and hazardous waste clean up events, summer picnics, wine tasting events, poker nights and book clubs. All of these events take volunteers to make them successful. As you will see below, we have lost momentum on these events as volunteers have not come forth to help out. If kick-starting our social events programs appeals to you, please talk to us about helping out.
- As noted above, we did not have a successful year hosting social activities as we failed to get volunteers to host our progressive dinner and we did not receive enough reservations to hold the planned summer picnic. Our plan for this year, detailed later in this newsletter, is to hold our Summer Picnic and Dumpster Day on the same weekend in August. Hopefully we will get enough participation to make the effort and expense worthwhile.

**Economic Benefits** — *Increasing homeowner value by keeping our neighborhood an attractive neighborhood.*

- As always, landscaping expenses are our single largest budget item. Our annual bill for regular cleanup and trimming is \$4800. This past year we funded two additional projects (tree trimming for \$1800 and culvert cleaning on City of SJ land for \$650) with funds that were originally budgeted for our social activities, but not spent. The photos later in this newsletter show the additional work.

**Political Benefits** — *Having a united voice when dealing with City and the County.*

- We have continued our dialogue with the Santa Clara Co Open Space Authority (SCCOSA) to stop illegal trespassing on our hillsides, especially by motorized vehicles. The SCCOSA has been responsive as they have worked to better restrict access.

# President's Letter (continued)

**2018 Focus** - *Keeping our activities impactful and easy to administer*

- Given our recent challenges with getting volunteers to help out and participation at social events we will focus our efforts on what we believe are both impactful and fairly easy to deliver. We will continue with our regular landscaping work, communications with our neighbors and governmental agencies, hold the ever popular dumpster day and on the same weekend offer our fully catered family picnic.

Finally, we hope you appreciate the benefits of our voluntary neighborhood association. For only \$100 a year, we make a big difference. Our Board is a voluntary board and we depend upon neighbors to raise their hand to help out. Please consider serving on the Board. If you are willing to explore how you can serve or just help on an activity, please contact me at [scottsherwood@sbcglobal.net](mailto:scottsherwood@sbcglobal.net).

Thanks in advance for filling out the database information form so we can ensure that our communication efforts are successful.

## **Covenants, Conditions & Restrictions Reminder — Commonly referred to as CC&R's**

Each year we review our CC&R's and remind you that the full legal document is posted to our website, [graystoneofalmden.org](http://graystoneofalmden.org). Please read the full document to fully understand and appreciate their value. The CC&R's were established in 1993 by the developer, Pinn Brothers Homes, 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

**In general, we have had good compliance with our CC&R's. The one somewhat troublesome item has been and continues to be the parking of trailers in driveways. As noted above, long-term storage of trailers must be in your garage or offsite.**

When you drive through many other neighborhoods, you see the consequences of a lack of CC&R's — boats in front yards with blue tarps, commercial trucks parked in driveways, chicken coops in side yards and tents covering RV's. Our CC&R's are a real benefit to our home values and our daily living enjoyment.



# Landscape 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 recent work along Pfeiffer Ranch Road. Our landscaping bill is approximately \$4800 a year.









# Financial Update

## May 2017 thru April 2018

(Rounded)

<b>Income</b> (\$100 dues x 94 members)		\$9,400
<b>Expenses</b>		
PayPal Fees	\$ 90	
Website	94	
Landscaping	7650	
Progressive Dinner	0	
Dumpster Day	0	(City of SJ expense in 2017)
Picnic	0	
Administration	383	(printing, stamps, PO Box, tax filing fees)
<b>Total Expenses</b>		\$8,217
<b>Surplus/Deficit</b>		\$1,183 (surplus)
<b>Reserve fund</b>		\$6786 (new current balance; see below)

Our goal has been to maintain a \$5000 reserve fund to allow us to manage cash flow challenges and meet unexpected or unusual expenses. When we were fighting the proposed additional development at Boulder Ridge, we spent all our reserve funds on legal expenses. After that legal effort, we set a three year goal to once again fully fund our reserve fund. We have now met that goal.

# Big Weekend!

## Dumpster Day & Picnic

Dumpster Day  
*Saturday, August 25*



**You're Invited to a**



## Summer Picnic *Sunday, August 26*

Picnic starts at 5:00 pm

Dinner served about 6:30 pm

Details and RSVP information to  
be provided by email early this  
summer

