

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.

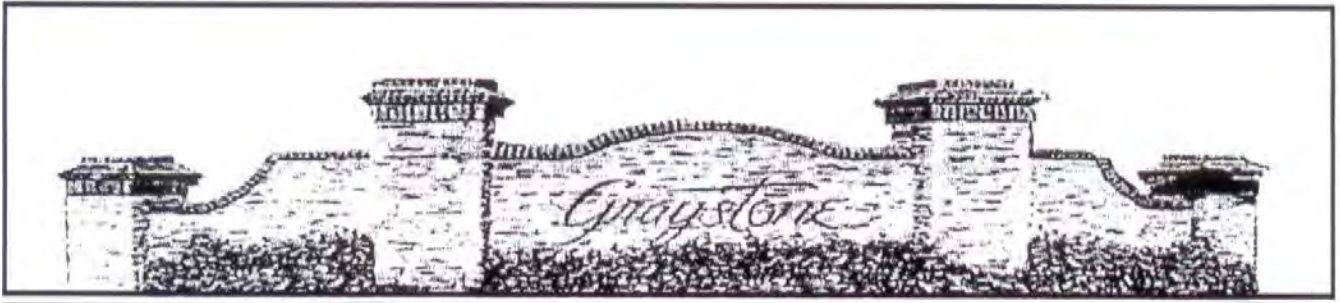
Everything is correct _____

Edited Information (if needed)

Name(s) _____

Primary email address: _____

Secondary email address: _____



Graystone of Almaden

A Neighborhood Association

May 2019 Newsletter

Renewal & Email
Confirmation

President's Letter

CC&R Reminder

Woodpeckers
Pecking Our
Houses

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 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 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 22 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.*

- Our summer picnic was a great success last year with approximately 75 in attendance. The food was provided by Coyote Sergio BBQ and dessert by our own Janice Rose. Delicious! As you will see in this newsletter, we are planning to hold this year's picnic on Sunday, September 15.
- Dumpster Day was, as always, a hit. Within a couple of hours, it was filled to the brim. Where do we get all this stuff?? We will hold this year's event on Saturday, September 14.
- We published a hardcopy Neighborhood Directory in September. Our plan is to update our database with information from this renewal cycle and publish a 2019 version in the fall.

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 a major tree trimming project at a cost of \$2450.

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.
- We attend the Almaden Valley Community Association (AVCA) to keep in contact with our local, state and federal officials. It never hurts to be known by our representatives when we need to discuss an issue.

2019 Focus - *Keeping our activities impactful and easy to administer*

- We will continue with our regular landscaping work, communications with our neighbors and governmental agencies, print and distribute the directory and hold the ever popular dumpster day and on the same weekend offer our fully catered family picnic.

President's Letter (continued)

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.

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. 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

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.

Woodpeckers Pecking On Our Houses!



We have had several neighbors experience woodpeckers making a home at the top of their chimney. They peck a hole in the stucco, making such a racket that you may think a jackhammer is in use. Since woodpeckers are a protected species they cannot be trapped or killed. A couple of our neighbors used ABC Animal and Bird Control to install a one way door (shown in pictures above) that allows the birds to get out but does not allow new birds to enter. After about a week, they take down the one way door and patch and then paint the hole. Additionally, we have learned that if you see pecking holes in a line anywhere in your house, the woodpeckers have detected bugs. Now, you may have both holes and termites!

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 work along Pfeiffer Ranch Road.



Financial Update

May 2018 thru April 2019

(Rounded)

Income (\$100 dues x 118 members)	\$11,800
Expenses	
PayPal Fees	\$ 160
Website	351
Landscaping	7250
Dumpster Day	825
Picnic (net)	1265
Directory	362
Administration	530 (printing, stamps, PO Box, tax filing fees)
Total Expenses	\$10,743
Surplus/Deficit	\$ 1,057 (surplus)
Reserve fund	\$9,916 (new current balance)

As noted earlier, we added \$2450 to our normal landscaping expenses for tree trimming. Our regular annual expense for landscaping is \$4800. Given recent City requirements to pay at least \$15.00 per hour for labor, we expect our annual bill to increase when our renewal comes up this summer.

Finally, it has always been our goal to maintain at least a \$5000 reserve fund to allow us to manage cash flow challenges and meet unexpected or unusual expenses, such as taking care of fallen trees and legal expenses. We have exceeded that goal. Our Association is in good financial shape!

**Big Weekend
Save the Dates!**

Dumpster Day
Saturday, September 14



Picnic

Sunday, September 15

Picnic starts at 5:00 pm
Dinner served about 6:30 pm