

Email Confirmation & Renewal Form

Below is a sticker with the information that we have on you 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 \$135 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 2025 Newsletter

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Renewal and Email Confirmation

Our new fiscal year begins each May, so it is time to renew your membership in our Association. Costs continue to increase, especially for landscaping – work that makes things look better and helps to reduce wildfires.

Accordingly, we are increasing our dues by \$10 to \$135 to cover the \$1000 increase. Detailed information on our budget and priorities is discussed in the President's letter on the next page and in the full financial update.

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.

The cover page shows 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

By Scott Sherwood

The Major 2024 Headlines

***We spent 59% of our funds for landscape maintenance
(\$8800)***

***17% for neighborhood safety – the ALPR camera
(\$2500)***

***7% for social activities
(\$1122)***

***9% for dumpster day
(\$1370)***

***8% on administrative costs
(\$1247)
(website, printing, postage, PO Box)***

***The camera has now been installed for a year, and as far as we know,
we have not had a single home invasion in that time (we had three in
the prior year)***

***The improved trail crosswalk is finally under construction after more
than three years of discussions with the city***

We had 100% voluntary compliance with our CC&R's

President's Letter Continued

Our Association was formed in 1997 to focus on three things

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

- This newsletter is our one hardcopy house to house distribution for the year.
- The Automated License Plate Reader (ALPR) is in place, and we have renewed our subscription for another year at \$2500. As noted earlier, we do not know of any home break-ins or similar major crimes in the last year. ***If you know of a major incidence that was reported to SJPD, please share with us what happened so we better understand the safety issues in our neighborhood.*** As a reminder, only SJPD accesses the camera to assist in their investigations. We, the Board or neighbors, do not access the photos. Finally, SJPD will only initiate an investigation for major crimes such as home invasions, grand theft and similar issues. Unfortunately, less serious crimes do not seem to warrant police intervention.
- Our Facebook group is providing another way for us to communicate. Go to “Graystone of Almaden Neighborhood Association” to join and participate. It is an easy way to share information on safety issues, finding a babysitter, asking your neighbors a question, or just keeping up with current issues.
- We held our Summer Picnic allowing us to better get to know our neighbors
- Dumpster Day was, as always, a big hit. We filled two dumpsters, and the amount of hazardous waste filled two pick-up trucks.

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

- As always, landscaping expenses are our single largest budget item. The annual bill for regular cleanup and trimming was \$7200. It will go up to \$8200 in the new year. **As a result, the Board approved a \$10 increase in dues to offset this cost increase.**
- We just completed a special project, spending \$1600 trimming trees. Photos of this work are included in this newsletter.

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

- Starting 3 years ago we engaged with the city to improve safety at the intersection at Graystone Lane and Camden Ave and at the trail crossing. San Jose's DOT received funding from Mahan's D-10 budget and we expected to see the improvements constructed shortly thereafter. That did not happen. We continued to push for construction with D-10 staff and finally we are seeing success for our efforts. With construction now underway, we will see improved markings at the trail crossing and improvements at the intersection to slow down traffic. While many believe that a stop sign at the intersection would be most helpful, we have not yet gained agreement with the city even to consider a stop sign.
- We have continued our dialogue with the Santa Clara County Open Space Authority (SCCOSA) since they are the owners of much of the open space land that surrounds our neighborhood. This year we are entering into a conversation on how best to improve wildfire safety.
- We attend the Almaden Valley Community Association (AVCA) meetings to keep in contact with our local, state, and federal officials and participate in the D-10 Leadership Group.

2025 Focus — Keeping our activities impactful and easy to administer

- Maintain our regular landscaping work and landscape projects
- Work with SJPD to help avoid and solve serious crime
- Hold dumpster day and the summer picnic
- Investigate ways to improve wildfire safety given that our open space is adjacent to our homes by working with the Santa Clara County Open Space Authority (SCCOSA) and the SJFD.

In conclusion, we hope you appreciate the benefits of our voluntary neighborhood association. For only \$135 a year, we make a big difference. Our Board is a voluntary board, and we depend upon neighbors to raise their hand to help. If you are willing to explore how you can help, please contact me at scottwsherwood@gmail.com.



Facebook Group Page

By Joe Del Rio

The “**Graystone of Almaden Neighborhood Association**” Facebook group page has been up and running for three years now. Over 100 of your neighbors have joined.

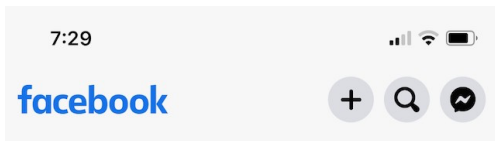


What do we talk about?

- We share recommendations on contractors.
- We help find reliable babysitters for our kids.
- We have our own buy and sell “market”.
- We help find owners of lost pets and enjoy talking about our own furry family members.
- We exchange information on situations such as recent fires and petty thefts.
- We provide the opportunity to meet candidates running for local offices such as mayor and our own council district 10.
- We are the rallying point to prompt action by our elected officials on matters of importance to the community.
- Most importantly, we extend a hand of welcome to new neighbors to our community.

What don't you do not see on the group page? - the extraneous clutter of non-neighborhood chatter. Maybe you were once a Facebook user or never been because of your concern regarding the Facebook social environment. We understand and share that concern. Only homeowners and renters, together with our residing household members, are admitted as we keep the group private. The tone of interaction is respectful and welcoming, just like our neighborhood. We hope you will give the page a look and decide for yourself.

Here is how you join. Signup for a Facebook account if you don't already have one. If you are on a *smart phone*, go to your Facebook homepage. It should look like this along the top:



Click on the magnifying glass icon. In the

search window. Type “**Graystone of Almaden Neighborhood Association**”.

If you prefer to use a PC click on this link:

<https://www.facebook.com/groups/854908331926138/> Alternatively, log onto your FB account, click on the groups icon and type in the group name into the search window. Need more help? Send us an email with your questions.

CC&R Reminder

This past year the Association has been quite active in reminding our neighbors of our CC&R restrictions. Our role in all situations is to help educate our neighbors to these restrictions when they are brought to our attention by nearby neighbors. We, the Association Board, do not proactively look for potential violations and go find a neighbor. We listen to neighbors who have a concern and then approach the “offending” neighbor to discuss the issue. We are pleased to say that we received a 100% positive response and resolution of all issues that were brought to our attention. Neighbors being good neighbors is alive and well in Graystone.

All Covenants, Conditions and Restrictions (CC&R) documents are posted to our website, graystoneofalmaden.org. The CC&Rs 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.

Landscape Maintenance Program

The Association maintains five (5) different “open space” areas within our neighborhood boundaries for \$683 a month. 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



Just a couple of weeks ago, our landscaper did a major clean up. Here are a few pictures of the work.





Financial Update

April 2025

Income (\$125 dues x 122 members) **\$15,250**

Note: Our membership is at an all-time high

Expenses

Landscape Maintenance	7200	(\$600 per month)
Dumpster Day	1370	
Picnic	1122	(net expense)
Flock Safety (camera)	2500	
Website	43	
Technical support	521	
Administration	683	(printing, stamps, PO Box, fees)
Tree trimming project	1600	
Total Expenses	\$15,039	

Surplus/Deficit \$ 211 (surplus)

Reserve fund **\$10,031** (current bank balances)

It our goal to maintain a reserve fund of at least \$5000 to allow us to manage cash flow and meet unexpected or unusual expenses. Our Association is in good financial shape!

Picnic & Dumpster Day

Save the Dates!

Dumpster Day
Saturday, August 23



Neighborhood Picnic
Sunday, August 24
Picnic starts at 5:00 pm
Dinner served at 6:30 pm