

Email Confirmation & Renewal Form

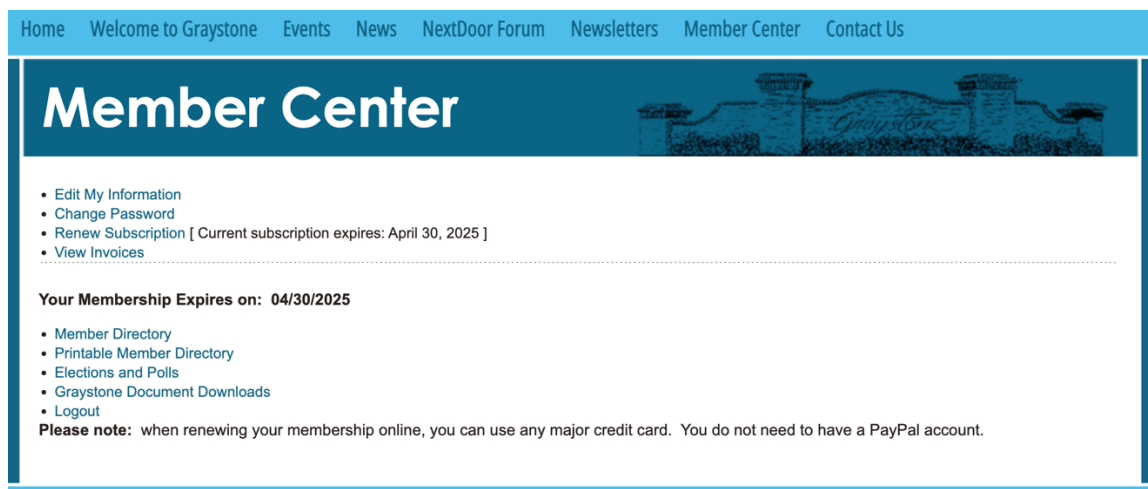
Printed below is the information that we have on your household in our database. We need adult names, address and up to two email addresses. We are moving to online updating instead of a hardcopy update to enable automatic updates in our database. This avoids a lot of manual data entry and avoids dealing with the lack of access to our local postal box due to the fire at the post office

Additionally, we are strongly encouraging paying your dues using PayPal, again to avoid manual data entry and consolidating all renewal records in one place.

Detailed instructions are on the next page.

Renewing And Updating Your Membership Online

- 1) Go to the **Graystone of Almaden** website (graystoneofalmaden.org)
- 2) Go to the **Member Center** menu (at the top of the page) and select **Login**. Use your email address and password. If you forgot your password (or never set it up), you can use the **Forgot Password** link to have a password reset sent to your email.
- 3) After logging in, you'll see the **Member Center** page. Note that your membership expiration date is shown on this page.



- 4) Select **Edit My Information** update your personal information.
- 5) Select **Renew Subscription** to renew.
- 6) On the next page, click the **Proceed to Paypal** button.
- 7) You'll be taken to a safe, secure checkout form. You can pay with your **PayPal** account (if you have one) or simply pay by credit card.
- 8) Once you submit your payment, you should be taken back to the **Graystone of Almaden** website, where you can see your updated expiration date.

Graystone of Almaden

A Neighborhood Association
May 2026 Newsletter

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Renewal and Email Confirmation

It is time to renew your membership in our Association as our fiscal year begins in May. Costs continue to increase, especially for landscaping. However, well aware that costs are increasing seemingly everywhere, we are holding our dues at \$135 but we may use up to \$1000 of reserve funds to cover costs. Detailed information on our budget and priorities is discussed in the President's letter on the next pages and in the full financial update.

We ask that you pay your dues by using PayPal as this payment method automatically records your renewal and avoids a lot of manual effort. **You can use any credit card to pay with PayPal and a PayPal account is not required.** If you absolutely cannot use PayPal, please write a check payable to Graystone of Almaden and send it or drop it off to our Treasurer, Ron Mak, at his home address – 6484 Graystone Meadow Circle, SJ, CA 95120 – given our PO Box challenges. Ron has a locking mailbox so feel free to just slide it into his mailbox slot.

President's Letter

By Scott Sherwood

The Major 2025 Headlines

It was a relatively quiet year for the Association as we did not have major issues that needed to be resolved

We did respond to the trailer on Boulder Mountain Way and the homeless encampment under the bridge, plus a few CC&R issues. Mostly it was regular activities. Nice for a change!

We continue to spend about 58% of our funds for landscape maintenance

(\$9200)

15% for neighborhood safety – the ALPR camera

With one exception, we did not have serious issues this year

(\$2500)

8% for dumpster day

(\$1450)

8% on administrative costs

(\$1247)

(website, printing, postage, PO Box)

0% for social activities

Our picnic was cancelled due to very low planned attendance

The much-improved trail crosswalk is complete and is great

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

Safety & Networking Benefits — Having a structure in place to enhance safety, organize and disseminate information and fund neighborhood activities

- The Automated License Plate Reader (ALPR) is in place, and we have renewed our subscription for another year at \$2500. We had one major home invasion that we updated everyone on back in December. That incident is still under active investigation by SJPD and the FBI and some arrests have been made. If further information becomes available, we will send an update.
- There has been a lot of news recently concerning the use of ALPR cameras regarding privacy concerns and cooperation with ICE. We are pleased that SJPD has strengthened their criteria for authorizing searches and shortened the data retention window. ***While privacy is a major concern, your Board still considers that the safety and security provided to our neighborhood outweighs the privacy issues.***
- 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.
- 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 did not hold our Summer Picnic due to a lack of planned attendance as we need about 100 attendees to make the cost and effort worthwhile. We will hold the Picnic later this year, on Sunday, October 11, to avoid summer travel. It should be cooler and while we will still enjoy daylight savings time we will add extra lighting. It will be catered as usual.
- Dumpster Day was, as always, a big hit. We nearly filled two dumpsters, and the amount of hazardous waste filled two pick-up trucks. This year's event will be held on Saturday, October 10.

Economic Benefits — Increasing homeowner value by keeping an attractive neighborhood

- As always, landscaping expenses are our single largest budget item. The annual bill for our monthly cleanup and trimming is \$8200. If costs keep rising, we may have to consider alternatives.
- We completed a special project, spending \$1000 trimming trees.

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

- Starting 4 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. We continued to push for construction with D-10 staff. It is finally completed and is a great addition to neighborhood safety.
- 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.
- 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.

2026 Focus

- Maintain our regular landscaping work and landscape projects while working to keep costs within budget
- Work with SJPd to help avoid and solve serious crime
- Hold dumpster day and the picnic that includes additional activities for kids
- Hold an adult progressive dinner
- Print and distribute a new Neighborhood Directory

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, especially someone who can help plan activities for our kids, please contact me at scottwsherwood@gmail.com.

Facebook Group Page

By Joe Del Rio

The “**Graystone of Almaden Neighborhood Association**” Facebook group page helps neighbors connect. Over 100 of your neighbors have joined.

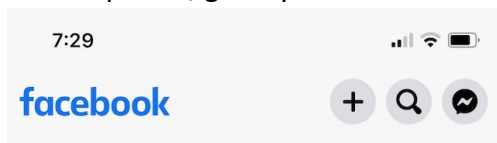


What do we talk about?

- 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 crime prevention.
- 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 you do not see on the group page - the extraneous clutter of non-neighborhood chatter. Maybe you were once a Facebook user or concerned about current on-line 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 talked with several neighbors reminding them 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, graystoneofalmden.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:

- 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.
- 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.

Landscape Maintenance Program

The Association maintains five (5) different “open space” areas within our neighborhood boundaries for \$767 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 few weeks ago, our landscaper did a major clean up. Here are a few pictures of the work.





Financial Update

April 2026

Income (\$135 dues x 117 members)	\$15,795
Expenses	
Landscape Maintenance	8200
Dumpster Day	1450
Picnic	0
Flock Safety (camera)	2500
Technical support	924
Administration	471 (website, printing, stamps, PO Box, fees)
Tree trimming project	1000
Total Expenses	\$14,545
Surplus/Deficit	1,250 (surplus)
Reserve fund	\$11,018 (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, October 10



Neighborhood Picnic
Sunday, October 11
Picnic starts at 5:00 pm
Dinner served at 6:00 pm