

POOL UPDATES

We are piloting a program to rent the pool to the Valley Splash Swim Team for the off-season.

Swimmers practice from 4-8 pm Monday - Friday.

If you child is interested in joining the Valley Splash team, stop by the pool between 4- 7pm.



NEWS FROM THE ACC

ACC August Walkdown Update

Based upon homeowner inputs at various meetings, it is clear that homeowners want to maintain a certain standard of appearance while balancing homeowner rights versus HOA enforcement.

In August, the ACC walked through the neighborhood looking at front yards. As noted in the Splasher, we were looking for specific things, not perfection, just yards that met **minimum standards**. A total of **29 homes** were found needing various amounts of work. **This is almost 10% of our neighborhood**. The city generally recognizes 20% as the threshold for a blighted neighborhood, while we are not there yet, this certainly suggests some work is needed.

Whether you are an old retired geezer like me, or a younger family with kids, your home represents a large share of your total worth. When you want to move, maybe because of job change, or retirement, you want to be able to sell quickly and at top market price. That is not the time to have your agent tell you the home nearby is run down and will likely reduce your price. So, we need to be constantly aware of what is going on around us and enforce our CCRs and policies, consistently and fairly, to encourage our neighbors to keep up their front yards. So, lets all work together to help fix this problem.

Don Hale
ACC

Remodeling or just repainting? If you are changing the appearance of the exterior of your home – including roofing, remodeling, painting or siding – you must contact Shadow Brook’s Architectural Control Committee (“ACC”) at acc@shadowbrook.org **prior to commencing** any work. Please check our website for notification and approval guidelines.

The Next Board Meeting

Thursday, October 27th
7pm at The Pool

COMMUNICATIONS NEWS



Place an Ad in the Splasher

Do you have a business or provide a service that you would like to advertise to the neighborhood? Advertising in the Splasher is a great way to do it. The cost is \$35/issue.

If you are interested, please provide a business card or small ad. You can either email an electronic version (preferred) or drop it by my house: 951 Summerleaf Drive. Checks should be made out to Shadow Brook.



Recommend a Contactor!

Do you know a great handyman, contractor, gardner, etc? Let the rest of the neighborhood know. I will be making a page on the Shadow Brook website for contractors you like.

If there is someone you would like to recommend please email me with their name, contact information, service they provide and a one or two sentence summary of why you like them.

Pete Contini
Splasher@shadowbrook.org

Going on Vacation?



The following people are available for pet sitting, dog walking, general mail pickup, plant watering, etc. during your vacation.

Sheridan Bowers.....
Julien Childress.....
Caitlyn & Jacob Tenczar.....
Natalie Royle

BOARD AND COMMITTEE INFORMATION

President: Patrick Smith 323-8528
president@shadowbrook.org
V.P. Social: Staci Tenczar 268-0720
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Welcoming Committee: Jody Tempel
welcome@shadowbrook.org
Swim Team: Mary Nicholson
swimteam@shadowbrook.org
Pool Manager: Maggie Lougaris
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Communications: Peter Contini 268-2181
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Treasurer: David Lang 510-861-7502
treasurer@shadowbrook.org
V.P. Pool: Lynn Kepp 997-8899
vppool@shadowbrook.org
Pool Office 997-3871

***Please note new email addresses for The Board members**

Board Meeting Minutes

To review any past Board meeting minutes, please feel free to check our website for all minutes listed:
<http://www.shadowbrook.org>

If you cannot find the board minutes that you are looking for, please email splasher@shadowbrook.org to request a copy.