

VERY IMPORTANT-PLEASE READ

A MESSAGE FROM THE BOARD

Dear Shadow Brook Homeowner:

For more than 15 years, Shadow Brook has had Associate Memberships available to those residing in the 95120 zip code. This was based on both historical practice and information communicated to the Membership as an adopted policy. This has been in writing to the Membership a few times, including in the Splasher [May 2001] which included all Shadow Brook Policies at the time. There has been significant turnover on the Board since then with the practice carried over to new Boards, including the current Board.

The average number of Associate Memberships has been approximately 100 over the past 5 years. **It's important to note the following:**

- 1) Many Associate Memberships are comprised of friends or extended family of current Homeowners (Members) of Shadow Brook.
- 2) Shadow Brook Homeowner dues are significantly **lower**, by approximately **\$200** per year, compared to similar HOA's with a Cabana Club, due to having Associate Members.
- 3) According to attendance data, daily average use during the summer months has been low compared to our capacity. (This does not include Wednesday night socials where we continue to have great turnout).
- 4) Each year our pool is inspected by the County for safety and capacity use and Shadow Brook has been found to be compliant with no corrective actions.

Associate Membership has been on the agenda and discussed during the last few Board meetings. All Board members and those homeowners *in attendance* have not voiced any quality of life issues with having Associate Members with the exception of one homeowner. The one homeowner, Doris Michael, has threatened legal action against Shadow Brook if the Membership is not presented with the opportunity to vote on the continuing acceptance of Associate Memberships within the 95120 zip code.

The Next Board Meeting

Tuesday, October 16th, 7pm
at The Pool

It should be noted that, according to attendance records, Doris used the pool once in 2011 and once in 2012.

As a Homeowner, you will be receiving a proposal to amend the Shadow Brook By-Laws to:

- 1) Allow for Associate Memberships from within the 95120 zip code.
- 2) Allow a maximum/**not to exceed** number of 125 associate memberships.

The amendment and corresponding paperwork is currently being drafted by our attorney. Once ready, the packet will be sent via mail within the next 20 days.

As a Homeowner, you have the opportunity to voice your opinion/vote on this issue. The choice will be:

- 1) To keep current dues the same for 2013 and continue with Associate Memberships.
- or*
- 2) Increase Homeowner dues to approximately **\$500** a year and not have Associate Members from within the 95120 area.

The Board recommends a **yes vote** on this proposed change as the quality of life at the pool will not be impacted and Shadow Brook Membership dues will remain at the current level. **Further, it will require 2/3 of all homeowners to vote yes on this policy in order to maintain the associate memberships and prevent an increase of our yearly dues.**

Thank you.

Shadow Brook Board

THE SOCIAL CONNECTION

A big thank you to **The Cup and Saucer** for providing the hamburgers and hot dogs for our Memorial Day, Fourth of July, and Labor Day celebrations. Please give them a big Shadow Brook thank you and patronize their restaurant!



Staci
social@shadowbrook.org

POOL UPDATES



It has been a wonderful year at the pool. Upgrades we made this year include:

- Installed free wireless internet
- Repaired and repainted the pergola
- Replaced the sump pump
- Repaired the pool deck and drains

*A **very special thank you** to John and Jamie Lougaris for all of their hard work installing the video surveillance system and the AED (automated external defibrillator) device.

October Pool Hours

We will try to open the pool on any October weekend day from 2-7pm *when the temperature is predicted to be over 85 degrees*. This will depend on guard availability so please call the pool office at 997-3871 to confirm if the pool is open.

Valley Splash Swim Team

Valley Splash Swim Team is renting the pool from September to mid April. If you would like more information about Valley Splash, stop by the pool between 4-7pm and speak to Kyle Kikuta. Our managers and guards did a wonderful job and for the first year ever, all swim lessons for the entire summer were full. This was my last season as VP Pool and I look forward to supporting the transition of this fun role a new board member .



BOARD MEMBERS NEEDED!
Election time is right around the corner. We are looking for Shadow Brook homeowners who would like to get involved in the neighborhood. Please consider running for a board position.

COMMUNICATIONS NEWS

Emails

The board has begun using email to send out board meeting announcements and The Splasher. The email list was assembled from the email addresses that were voluntarily provided by homeowners. Splashers will continue to be delivered to every homeowner and meeting and other important announcements will continue to be posted throughout the neighborhood. If you have *not* received emails and would like too, please email splasher@shadowbrook.org with your name, home address and email address.



Recommend a Contractor!

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

NEWS FROM THE 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.



Going on Vacation?

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

Julien Childress.....	323-5024
Caitlyn & Jacob Tenczar.....	268-0720
Natalie Royle	268-2127
Max Tempel.....	268-4892
Helena Vallejo.....	440-1888
Zach Contini.....	268-2181



A Message from PG&E

**Save Money. Save Energy.
Shop Local.**

Join Green Energy Match (GEM), a program sponsored by the City of San Jose that helps you save energy! The FREE, online service provides personalized energy-saving recommendations and shows how your usage compares to similar homes!

* **Join Your Neighbors** - hundreds of San José residents are already participating

* **Save on PG&E Bills** - most participants are saving over \$200/year from simple changes

* **Receive 50% Off Coupons** - get BIG discounts at local stores and restaurants for signing up and saving energy

Sign up at greenenergymatch.org

Text Energy to 68398 to receive weekly energy-saving tips, and enter GEM's weekly contests for your chance to win additional rewards. (Para Español, text ENERGIA to 68398)

This program is sponsored by the City of San José, Silicon Valley Energy Watch, WattzOn and Acterra.

BOARD AND COMMITTEE INFORMATION

PLEASE NOTE: ALL BOARD EMAIL ADDRESSES PRIOR TO 2011 ARE NOT FUNCTIONING.

The Board:

board@shadowbrook.org

President: Patrick Smith 323-8528

president@shadowbrook.org

V.P. Social: Staci Tenczar 268-0720

social@shadowbrook.org

Secretary: John Martin 841-9219

secretary@shadowbrook.org

Treasurer: David Lang 510-861-7502

treasurer@shadowbrook.org

Communications: Peter Contini 268-2181

splasher@shadowbrook.org

ACC: Desiree Childress, Bob Parker, Don Hale

acc@shadowbrook.org

Welcoming Committee:

welcome@shadowbrook.org

V.P. Pool: Lynn Kepp 997-8899

vppool@shadowbrook.org

Swim Team: Mary Nicholson

swimteam@shadowbrook.org

Pool Managers: Catie Robb, Rachel Hatcher

poolmanager@shadowbrook.org

Pool Office 997-3871

***Email is the preferred mode of communication.**

However, for those who do not have internet access or email, the Board members have generously provided their phone numbers. Please be respectful of the times of day that you call.

Board Meeting Minutes

To review any past Board meeting minutes, check our website: www.shadowbrook.org.

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