

# THE SPLASHER!

## ASSOCIATE MEMBER VOTE UPDATE

As you are probably aware, the associate member vote is going on right now. It is imperative that all homeowners cast a vote. We understand that many homeowners still have questions about the vote so here are answers to the most frequently asked questions:

*What is the due date of my ballot?*

The ballot is due no later than November 27<sup>th</sup>. Ballots may be delivered at the Board Meeting on November 27<sup>th</sup>.

*I lost or threw out my ballot, how do I get a new one?*

Anyone needing another Ballot should call the Board Secretary @ 841-9219. (ASAP!)

*What is the current number of associate members for 2012?*

In 2012 we had 125 associate member families. In 2011, there were 100 associate member families.

*What is the current associate member dues? \$475*

*Would we really eliminate all associate members, or is there a narrower set of streets from which we can keep members?*

The allowed range, per our 1986 bylaws, are Via Valiente to Mt. Forest, with Camden and Almaden Expwy as the east-west border. We would continue to have associate members, however, due to the border restrictions we estimate that number to be less than 10.

*Why is there a limit of 125?*

The limit of 125 Associate Memberships is necessary to define the upper limit of the Boards authority to admit Associate Members. This gives the Board the ability to adjust the number of Memberships annually due to future utilization experience. But under no circumstances can the number of Associate Memberships exceed 125.

*If the vote does not pass, would we face legal action from the associate members, alleging breach of contract?*

Our contract with associate members is year to year, so we do not believe we have breach of contract risk.

### **The Next Board Meetings**

Tuesday, November 27<sup>th</sup>, 7pm  
at Bret Harte Middle School  
(See Page 2 for Meeting Agenda)

### **General Meeting**

January 15<sup>th</sup>

Check Website for Time and Location

*What does a Yes vote mean?*

A **'Yes'** vote means there will be no changes to our current associate membership policies. We simply need to add this amendment to our current CCR's so we are compliant. A yes vote will:

- **Maintain low annual dues** for Shadow Brook home owners - currently \$340
- Ensure the number of Associate Memberships will remain capped at 125 families
- Allow Associate Membership to continue to be available for those residing in the 95120 zip code

*What does a NO Vote mean?*

A **'No'** vote means:

- **Eliminating most Associate Memberships**
- **Losing almost \$59,000** revenue from most of our 125 existing Associate Memberships (\$475/year).
- **Increasing HOA dues approximately from \$340/year to over \$500/year.**

*What if I don't vote?*

**Missed votes count as 'NO'**

- **212 of 318 (2/3) of households must vote "Yes"** or the result is "No"
- **Not voting means our dues go up almost 50%**

## PLEASE VOTE!!

## POOL UPDATES

### 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.



## 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](mailto:acc@shadowbrook.org) **prior to commencing** any work. Please check our website for notification and approval guidelines.

## CAR BREAKINS IN SHADOWBROOK

Last week, a homeowner went out to pick up his paper at 5:45 and found someone breaking into his car. He scared them off and they ran to a waiting car. The fact that this is an affluent neighborhood with easy access to an expressway for quick get away is tempting for these types of thieves. Here are suggested ways to reduce your risk.

1. Clean out your garage and park your car inside, this absolutely eliminates the risk.
2. Park your car in your driveway with a motion detector light nearby.
3. In all cases, remove anything from your car that a thief can see and would want to steal (these thieves wiped down side windows on other cars to look inside for loot).

## Going on Vacation?



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

Julien Childress.....  
 Caitlyn & Jacob Tenczar.....  
 Natalie Royle .....  
 Max Tempel.....  
 Helena Vallejo.....  
 Zach Contini..... 268-2181



## 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.

Anyone interested in being on the Board should submit their name to [board@shadowbrook.org](mailto:board@shadowbrook.org) by December 1 for ballot printing. Please contact any Board Member if you have any questions.

## 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](mailto: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

## November 27<sup>th</sup> Board Meeting Agenda

- ✓ Finance/Budget Review
- ✓ ACC Update
- ✓ Associate Membership discussion and vote

## BOARD AND COMMITTEE INFORMATION

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

### The Board:

[board@shadowbrook.org](mailto:board@shadowbrook.org)

**President:** Patrick Smith 323-8528

[president@shadowbrook.org](mailto:president@shadowbrook.org)

**V.P. Social:** Staci Tenczar 268-0720

[social@shadowbrook.org](mailto:social@shadowbrook.org)

**Secretary:** John Martin 841-9219

[secretary@shadowbrook.org](mailto:secretary@shadowbrook.org)

**Treasurer:** David Lang 510-861-7502

[treasurer@shadowbrook.org](mailto:treasurer@shadowbrook.org)

**Communications:** Peter Contini 268-2181

[splasher@shadowbrook.org](mailto:splasher@shadowbrook.org)

**ACC:** Desiree Childress, Bob Parker, Don Hale

[acc@shadowbrook.org](mailto:acc@shadowbrook.org)

### Welcoming Committee:

[welcome@shadowbrook.org](mailto:welcome@shadowbrook.org)

**V.P. Pool:** Lynn Kepp 997-8899

[vppool@shadowbrook.org](mailto:vppool@shadowbrook.org)

**Swim Team:** Mary Nicholson

[swimteam@shadowbrook.org](mailto:swimteam@shadowbrook.org)

**Pool Managers:** Catie Robb, Rachel Hatcher

[poolmanager@shadowbrook.org](mailto: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](http://www.shadowbrook.org).

If you cannot find the board minutes that you are looking for, please email [splasher@shadowbrook.org](mailto:splasher@shadowbrook.org) to request a copy.