

J A N U A R Y 2 0 1 5

The Splasher

www.shadowbrook.org

President's Message

Hello Shadow Brook Homeowners:

Happy New Year! I hope you had a festive holiday season.

In December we had our General Meeting. The agenda/presentation is posted on our website for your information (www.shadowbrook.org). At the last meeting key items were discussed that will have an impact on Homeowners. Two of them are an increase in Homeowner Dues for 2015 and a new entry procedure at the pool beginning this season.

At the General Meeting the Board asked for input on both items, including seeking volunteers to draft a pool entry procedure. At the January Board Meeting we will continue the discussion and seek Homeowner input.

Regarding the pool, for years Shadow Brook has fostered a community approach to how we manage the pool. We have a very welcoming attitude with regard to Members and Associate Members upon entering and using the facility.

As we're all aware, times have changed and Shadow Brook now needs to have better control and accounting of who is using the facility.

With this in mind, we are exploring how best to account for who enters the facility during the season and are asking for your input.

Please plan on attending the January Board meeting for this discussion.

Reminder: The shadowbrook.org website contains detailed financials, ACC Process and CCR's & Policies for your information.

Thank you.

Patrick Smith
President, Shadow Brook HOA & Swim Club

General Board Meeting

Date- Tuesday January 27th

Location – Bret Harte Middle School

Time – 7 PM

Agenda

- **2015 Dues**
- **New Pool Entry Process**



Pool News

Swim Hours

Pool is closed for the winter

Pool Hours

Pool Closed for the winter



News from the ACC

SHADOWBROOK HOA STREET TREE REPLACEMENT INITIATIVE

Did you know that you could be fined by the City of San Jose for removing and not replacing a street tree on your property? This is true whether you, or a previous owner, were responsible.

San Jose municipal code requires that all single family homes have one street tree for interior lots and three for corner lots. At the time of sale or transfer of any property in San Jose, the homeowner is required to disclose if the property complies with this code requirement.

The City of San Jose recently completed an independent audit of street trees in Shadow Brook for compliance with this code. There are about 40 trees missing among the 318 Shadow Brook homes. It is unclear at the present time whether the City intends to use these results to pursue legal action against individual homeowners or not.

Your HOA will be working with the City, with the goal of facilitating the replacement of the 50 missing street trees in our Shadow Brook neighborhood. We believe that this will benefit the neighborhood for the following reasons:

1. A mature street tree shades the street, sidewalk and plants underneath, thereby lowering the ambient temperature. On a hot summer day, this should lower your air conditioning bills and reduce the water needs of the shaded plants.
2. A mature street tree adds to the curb appeal of any home, thereby making it easier to sell when the time comes. Research has shown that mature street trees increase property values by as much as 15%.
3. A mature street tree removes carbon dioxide from the air, replacing it with oxygen via photo synthesis. Your children and grandchildren will appreciate this.

Our goal is to coordinate replacement with Our City Forest, which is a nonprofit agency tasked with providing replacement street trees to homeowners. We want to make this process as painless and inexpensive as possible.

Our City Forest will do the following actions for a total cost of \$80.

1. Obtain all necessary city permits
2. Visit your home and mark the location of the street tree. This makes sure no sewer, water, electric or cable lines are hit during the planting.
3. Allow you to choose a tree from their large selection of 15 gallon trees.
4. Deliver and plant the tree for you.

It couldn't get any more painless than this. The HOA will be contacting all 50 homeowners that are involved and offer assistance. We hope to do this in several stages, of about 10 homes each to allow Our City Forest to efficiently provide their services.

The homeowner will be responsible for watering the new tree, a deep root watering twice a month during the summer should be sufficient, the water usage would be minimal.

Please help us improve our neighborhood and our city by cooperating with this effort.

Don Hale, ACC
408 323 0170

Going On Vacation?

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

Max Tempel 408-268-4892
 Caitlyn & Jacob Tenczar... 408-268-0720
 Helena Vallejo408-440-1888
 Natalie Royle 408-268-2127
 Zach & Joey Contini 408-268-2181
 Claire Smith408-323-8528
 Nora Heindel 408-300-8187

Remember

Remodeling or just repainting?

If you are changing the appearance of the exterior of your home – including, but not limited to, 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.

Please allow a minimum of two weeks for the ACC to review and approve your request.



Board and Committee Information

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

The Board:

board@shadowbrook.org

President: Patrick Smith 408-323-8528

president@shadowbrook.org

V.P. Social: Staci Tenczar 408-268-0720

social@shadowbrook.org

Secretary: Mike Beyersdoerfer

secretary@shadowbrook.org

Treasurer: Karen Rockwell

treasurer@shadowbrook.org

Communications: Peter Contini 408-268-2181

splasher@shadowbrook.org

ACC: Don Hale, Desiree Childress, Bob Parker

acc@shadowbrook.org

V.P. Pool: Henry Blankenheim (Facilities)

vppool@shadowbrook.org

Swim Team: Mary Nicholson

swimteam@shadowbrook.org

Pool Managers: Nathan Abely

poolmanager@shadowbrook.org

Pool Office 408-997-3871

***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.