

# THE SPLASHER

Check us out online at [www.shadowbrook.org](http://www.shadowbrook.org)

## Reminder from the Board

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

- Please allow a minimum of two weeks for the ACC to review and approve your project once an ACC request form is filled out and submitted to the ACC.

## Check out the website

All HOA documents, including CCR's, Financial statements, Policies and ACC Processes, are located on our website [shadowbrook.org](http://shadowbrook.org).

## HOA Board Meeting

When: March 4, 2017 at 10AM

Where: Bret Harte Middle School

### Agenda:

- Finance Update
- Pool Entry/Membership Card Process
- ACC & Fine Policy
- Facility Update - including pool deck replacement
- 2017 Dues Discussion
- Board Recruitment

See you there,

Your Shadow Brook HOA Board



## Feeling Social?

It may be cold and rainy outside, but my mind is already on summer! I am looking forward to scheduling our much anticipated Wednesday Night Social dinners at the pool. We are looking for people to host Wednesday Night Socials this season beginning June 14th. It's easier than you may think. All you need to do is gather a group of friends, cook enough food to serve around 175 people and voila! Shadow Brook will reimburse you for your expenses as we charge a nominal amount for dinner to cover the cost of the meal.

Please contact me at [social@shadowbrook.org](mailto:social@shadowbrook.org) if you have further questions.

## Dog Stuff

There are a number of dog owners in Shadow Brook, most are responsible and pickup after their dogs (these blue bags we are carrying are not our lunches). A few though, do not. Please help us out here.

## Baby or Pet Sitting?

Give Jacob or Emily Tenczar at call 408-268-0720

Also available are:

Joey and Vinny Contini  
at 408-268-2181

## Calling all Sharks! Swim Team Update

So you think Swim Team isn't for you?

- We might not know anyone on the team
- We can't come to practice every day
- My child is too slow or not "good enough"
- The time commitment for parents is too much
- We're not really very competitive
- We like sports to be more recreational
- We already play another sport
- My son doesn't want to wear a Speedo!!

Well Think Again!!! Cabana swimming is a neighborhood activity. Our swimmers all go to local schools and/or are part of other local teams. Chances are you already know lots of people on our team, but if you really don't, Swim Team is a great opportunity to make new friends in a fun and informal environment. It is recommended that swimmers try to attend three practices a week which can produce significant improvement. The more practice the better, of course, but any practice is better than none!

All of our swimmers train, compete and improve regardless of their skill and ability when they first join the team. We have swimmers of all ages and ability levels, and they have a great time swimming at the best level they can achieve. Parents of our youngest swimmers are required to stay at the pool during practice; parents of our older swimmers often stay through practice, choosing to hang out together pool-side. At each of our swim meets, a parent must volunteer to work one shift, about 2.5 hours. When we compete, we think "friendly" with regards to the other clubs we swim against and "personal best" when we think of ourselves. For the most part, our swimmers are swimming against themselves and the clock when they take to the water. Swimming is the most perfect form of exercise and is effective cross training for all sports. You don't have to wear a Speedo! Our boys' team suit is a knee length jammer style suit which looks great on everyone!

Swim team is very fun! We have yummy treats on Fridays; we have a campout sleepover at the pool; we have fun days out with teammates; we get awards and ribbons galore; we get to swim before the pool opens each day; we know how to swim butterfly, and can backstroke better than our parents!! Go on!!! Join swim team.

And if you still have questions.....

Registration will take place on Sunday, March 19th from 1:00-4:00PM. We ask that new families come between the hours of 1:00-2:00PM or 3:00-4:00PM that same afternoon. We have reserved the hour of 2:00-3:00PM for returning families. Everyone is welcome for the last hour, 3:00-4:00pm. The forms needed can be found on our website as well as the 2017 spring and summer practice schedule and our 2017 dual meet schedule.

If you have further questions, please email [shadowbrooksharks@gmail.com](mailto:shadowbrooksharks@gmail.com). See you at the pool and GO SHARKS!

**ACC: LOOKING AHEAD - SHADOW BROOK IN 2017****Front Yard Maintenance**

While the drought is not completely over, the rains so far give us hope that the worst is over. The State of California has lifted water restrictions and passed the responsibility on to local water companies to promote water conservation. More importantly, the State has lifted rules that prohibited HOAs from requiring members to maintain front landscaping.

One of the biggest complaints to the Board and ACC is the appearance of homes in Shadow Brook due to lack of maintenance. Homeowners have complained to the ACC about the significant number of front yards that are in bad shape - dead lawns and shrubs, generally looking neglected. The ACC will be conducting a drive around this month to identify homes that need attention in this area. **ALL HOMEOWNERS IN OUR HOA ARE REQUIRED TO MAINTAIN THEIR FRONT YARDS TO A MINIMUM DEGREE OF APPEARANCE. POORLY MAINTAINED FRONT YARDS DEGRADE THE ENTIRE NEIGHBORHOOD.** Please refer to the Shadow Brook HOA Drought Landscaping Rule on our website for additional information.

Those homes that are identified will be required to fix this problem. They will be offered three solutions:

1. Reseed the old lawn areas. Raking out the dead grass and weeds and reseeding will work wonders to rejuvenate the front lawn. Now is the best time to do this- with a few hand waterings and the continuing winter rains, the lawn should be able to develop deep roots to enable it to last the summer with less water. In addition, any dead shrubs will need to be replaced. This would also be a good time to check your sprinklers to make sure it is efficiently watering this area. Since this is merely replacing what was there before, ACC approval will not be needed. This is likely the least expensive option.
2. Some homeowners have decided to completely remove front lawns and replace it with native, low water plants and drip watering systems. When properly done, this produces a very attractive front yard and saves water and lawn upkeep in the future. Some great examples are 6679 Bret Harte, 6659 Bret Harte, and 1062 Hedgecroft. This will require ACC approval and will be more expensive than option 1 above. But is a long term, permanent solution to the water issue.
3. Our HOA has approved use of synthetic lawn material. A specification covering the required installation of this material and process is on our Shadow Brook Website. This will also require some shrubs around the edges for a completed look. While this is a more expensive option it is a long term, permanent solution to save water.

While these measures may seem severe to those homeowners that have yards that need work, the goal here is to maintain the overall high level appearance of our neighborhood, thereby maintaining the value of all of our homes in the future. So, this is an investment to maintain the value of our homes now selling for over one million dollars.

All Homeowners are required to obtain ACC approval prior to commencing landscaping or exterior work on home or property. Failure to obtain approval from the ACC may result in possible rework of painting, roofing, landscaping etc.

We thank you in advance for your cooperation.

**New Street Tree Pruning**

A number of street trees were recently replaced, either by the homeowners themselves or in cooperation with our HOA/Our City Tree planting initiative last year. Our City Forest now recommends that these trees be properly pruned during this dormant season. They recommend that all side branches less than 5 feet about the ground, be removed. This allows the tree to concentrate its energy in the spring to produce a taller, fuller canopy. Also, if these low side branches were to grow over the sidewalk or street, they would constitute a potential legal liability to the homeowner should a pedestrian or bicyclist run into them. The City of San Jose requires 8 feet of clearance over sidewalks and 12 feet over the street. This should be an easy job that any homeowner can do themselves in less than an hour. Also, remember to fertilize these trees in the spring to help them grow this summer.

In 5 years or so, we could have a cooler, tree shaded neighborhood and you will have the pleasure of knowing you have done your part (no matter how small) to mitigate global warming.

**Old Street Tree Trimming**

However, different rules apply for mature street trees. Remember, as a homeowner, you are responsible for the city street tree in front of your home. And you cannot perform major trimming on your street tree without a permit from the City of San Jose. Failure to do this can result in a large fine to the homeowner. This ensures the trimming will be done by a qualified trimmer to properly trim and maintain the healthy size and shape of your tree. Recently, some pickup truck/chainsaw operators have shown up offering to trim trees, **THIS IS ILLEGAL UNLESS YOU HAVE A PERMIT.**