

THE SPLASHER

Check us out online at www.shadowbrook.org



Dumpster Day Saturday Nov 10th

- Time: 8AM-12PM (or until dumpsters are full)
- Location: Trinidad near Almaden Country Day School/ Greystone park
- Flyer: Homeowners must bring flyer delivered to their home to participate

This event is sponsored, funded, and organized by WestGate Church - South Hills and the Office of Councilmember Johnny Kamis.

Thank you both for your support!

Your Board

- President: Patrick Smith
- VP/Social: Staci Tenczar
- Secretary: Mike Beyersdoerfer
- Treasurer: Karen Rockwell
- Comms: Pete Contini

Message From Your HOA Board

Homeowners Meeting Dec 11th

Next scheduled Shadow Brook Homeowners meeting has been scheduled:

- When: December 11th, 2018
- Location: Bret Harte Middle School
- Time: 7PM
- Agenda: Financial Update, 2019 Dues, and Pool Update



There has been a lot of activity lately in Shadow Brook regarding roofs. Whether you are installing a roof or a roof with solar panels, the roofing material must be approved by the ACC. This approval must be in writing and done before work can start.

We have ACC Related Rules on our Shadow Brook web site that describe the roofing policy. While we do not maintain a complete list of manufacturers, colors and styles, we do have a list of the roofing materials that have been approved in the past for homeowner convenience. At the present time, there are three composite materials which the ACC can quickly approve for installation. They are listed below:

1. Certainteed Presidential Shake TL
2. Certainteed Presidential TL Solaris
3. GAF Grand Canyon

All three of these products are premium, extra thick shingles that give a shake like appearance when installed. The Certainteed Solaris material is made of a solar reflective material and was recently added to our approved list.

Any homeowner may request other composite materials but must submit manufacturer's data to prove that the material meets the roofing policy spec. We do not want to delay the installation of any new roof, especially with the rainy season approaching. Submitting the ACC Request Form early and allowing for a two-week review will aid in a successful project.

acc@shadowbrook.org