



Message from the HOA President

by Meera Desai, HOA President

We are still looking for someone (or a team of 2) to fill our VP of Social position. We are getting closer to our main Social Season and if we don't have someone take on this important role or a team of people we won't be able to have our many Summer Activities. If you are interested in learning more about the VP Social position or other ways you can help, please reach out to me president@shadowbrook.org.

Condo Control (CC): If you are not yet set up, please send an email to Koorosh at splasher@shadowbrook.org. CC allows online payments, and two-way communications. Processing hundreds of checks is a big task, so we are asking everyone to pay online. Splashers are also now on-line to save some trees and a whole lot of money for those who have signed up! So, sign up today!

Spring Homeowners' Meeting: Our Spring Homeowners' Meeting will be April 18th at 7 pm at Almaden Country Day School's Fisher Event Center. We hope you can join us. Please note there are no food and beverages (except water) allowed in the facility.

CC&Rs: As we mentioned during the fall homeowners' meeting, we have enlisted the help of outside counsel to review and update our by-laws and CC&Rs to make them current with regulations. The process is just kicking off to initiate the review. Once we receive the draft proposals from outside counsel, we will set up a Q&A session with residents. Look for this session to be held during our Fall Homeowners' Meeting in November.

RENTAL HOMES

We recently contacted homeowners who we believe are renting their Shadow Brook properties. The purpose of this communication is to update our records and ensure that all Shadow Brook residents are receiving the appropriate HOA communications.

- **If you are a homeowner that received this inquiry and have not yet replied**, please complete and return the Shadow Brook Rental Form(*)
- **If you are a homeowner that is renting your home and did NOT receive this request**, please complete and return the Shadow Brook Rental Form(*)
- **If you are leasing a Shadow Brook home**, check with your homeowner to confirm that your information has been submitted to the HOA so that you will receive notices of activities available to your family and that you can be contacted in case of an emergency situation. Also, confirm whether the homeowner has transferred their pool usage privileges to your family.

* The **Shadow Brook Rental Form** can be found at our website, shadowbrook.org, go to the **Documents** tab under the **Homeowner Forms** section titled [Homeowner Declaration of Property Rental](#)

Glazed Roasted Salmon



INGREDIENTS

Salmon filets, preferably wild or farmed organically
Dijon mustard
Brown sugar
Salt and black pepper

DIRECTIONS

1. Heat your oven to 400 degrees.
2. Make a mixture of Dijon mustard and brown sugar to the degree of spicy-sweetness that pleases you. Salt and pepper the salmon filets.
3. Place the salmon filets skin-side down on a lightly oiled, foil-lined baking sheet. Slather the tops of the filets with the mustard and brown sugar glaze and slide them into the top half of your oven. Roast for about 12 minutes, then serve.

Social Corner

by Meera Desai, President

Shadow Brook HOA is in search of a volunteer or team of friends to serve as your VP of Social. If interested please send an email to president@shadowbrook.org We cannot organize social events without someone serving in this crucial role.

UPCOMING EVENTS:

EASTER EGG HUNT

April 1st 10:30 am – Noon

Ages 8 and under welcome to participate in the Hunt

Shadow Brook Cabana

Hunt will start promptly at 10:30 for 3 & under; followed shortly by the 4 - 8 year old hunt

(Will only be held if we have enough volunteers)



Photo from 2022 Easter Egg Hunt

SENIOR COFFEE

Beginning April 12th

Every Wednesday 10:30 am – 11:30 am

SPRING HOME REVIEW

Architectural Control Committee (ACC)

The Shadow Brook Homeowners Association's CC&R's and the ACC Related Rules and Regulations are mutually beneficial rules designed to protect the value of Shadow Brook homes and ensure the appropriate maintenance of our properties. It is the responsibility of the ACC to ensure compliance with these requirements and rules.

Each Spring, the ACC does a walking review of the 318 homes in Shadow Brook. Each property is rated on a High-Medium-Low scale. If a home, landscape, hardscape is well-maintained, that property would receive a "High" rating and no further action is required. If a home, landscape, hardscape has minor infractions (e.g., some weeds in a park strip) that property would receive a "Medium" rating and the homeowner would receive a courtesy email from the ACC to address the minor infraction. If a home, landscape, hardscape is violating a policy (e.g., roof is in bad condition) that property would receive a "Low" rating and the homeowner would receive an email with remediation actions due by a specific date.

In the Spring of 2022, the ACC sent 34 Courtesy emails and 10 Warning letters. This was less than half of the notices that were sent in 2021. Thank you to all homeowners who willingly cooperate with the HOA and the ACC to preserve the high standards of Shadow Brook.

We encourage you to review the CCR's and ACC Related Rules found at: <https://www.shadowbrook.org/acc/> to see what we look for in our review.

A few examples:

- Exterior of the home should be well-maintained with no areas of cracked, oxidized, or peeling paint, cracks or holes in stucco, or rust on any metal trim or gutters
- Roofs should be in good condition
- All garbage, green waste and recycling bins should be stored in a location that is not visible from the street
- All vehicles must be parked on a paved surface and have a current registration
- Yards should not have substantial areas of dead grass or weed patches
- No landscaping – trees, ground cover, bushes, etc., should obstruct the sidewalk, or street, either vertically or horizontally
- All fencing should be maintained in a structurally sound condition
- Parking strips are to be maintained on all sides of the property

The ACC Team

2023 Shark Swim Team Registration

Our 2023 Sharks Cabana Swim Team Online Registration began on Saturday, March 11th! We look forward to defending our Improved Times Dual Meet Champions & Improved Times Cabana League Champions trophies.

New and returning families in good standing are eligible to register their swimmers for the upcoming 2023 Sharks cabana swim season.

The registration link, medical waivers, and volunteer information for our 2023 cabana season are available at our Sharks swim team dedicated website <https://shadowbrooksharks.swimtopia.com>.

Go Sharks!



Coaches Kyle Kikuta, Lauren Tenczar, Sammy Keith and Kelly Rockwell at Champs 2022

Accepting 2023 Lifeguard Applications

The job description & application can be found at <https://www.shadowbrook.org/job-application/>. Please send completed applications and any questions to shadowbrooklifeguards@gmail.com. We are accepting applications until March 31, 2023, and will be scheduling interviews in April.

The Board

board@shadowbrook.org

President: Meera Desai
president@shadowbrook.org

VP Social: Open
social@shadowbrook.org

Secretary: Tracy Rodriguez
secretary@shadowbrook.org

VP Pool: Joni Landine
vppool@shadowbrook.org

Treasurer: Mehul Patel
treasurer@shadowbrook.org

Communications: Koorosh Vakhshoori
splasher@shadowbrook.org

ACC: Sheryl Stroh, Don Nickel, Annette Coffey
acc@shadowbrook.org

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