

## Message from the HOA President

by Meera Desai, HOA President

**Spring Homeowners’ Meeting:** Our Spring Homeowners’ Meeting will be April 17<sup>th</sup> at 7 pm at Almaden Country Day School’s Fisher Event Center. This is a great opportunity to learn about what your HOA does for you. The last few years we haven’t had a large turnout for these meetings and we are really hoping to get more homeowners involved and engaged. We hope you will be able to attend as this is one of the best ways to get to know your neighbors. 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. We have received the 2nd draft of the updated governing documents and are currently in the process of providing our commentary to Berding Weil. We hope to have a more detailed update at our Spring Homeowner’s meeting. Hope you can join us.

### 2023 HOA Financial Statement Posted on Condo Control

The Shadow Brook HOA Profit & Loss Statement as well as Balance Sheet is now available on Condo Control for Homeowners viewing. For instructions on how to access them refer to:

[shadowbrook.org/association-documents/#FinancialStatement](http://shadowbrook.org/association-documents/#FinancialStatement)

Email [splasher@shadowbrook.org](mailto:splasher@shadowbrook.org) with questions about Condo Control.

### RENTAL HOMES

Reminder to all homeowners or property managers: if you rent your Shadow Brook properties, we ask you to fill the Shadow Brook Rental Form(\*) on an annual basis to ensure that all Shadow Brook residents receive the appropriate HOA communications.

\* You can find the **Shadow Brook Rental Form** at our website, [shadowbrook.org](http://shadowbrook.org). Go to the Documents tab under the **Homeowner Forms** section titled [Homeowner Declaration of Property Rental](#).



**Tues & Thurs 9:45 - 10:45 am**  
**For pricing information goto**

[shadowbrook.org/the-pool/hours-of-operation/#AquaFitness](http://shadowbrook.org/the-pool/hours-of-operation/#AquaFitness)



Senior Coffee

**Every Wednesday 10:30 am – 11:30 am**



**Lunar New Year A Few Photos**



**Social Corner**

**by Sujatha Swaminathan, VP Social**

Hello Neighbors!

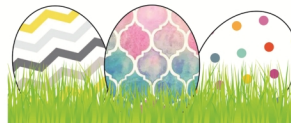
Hope you had a good start of the new year 2024. We had a Lunar New Year Celebration this year on Feb 24th 2024 ( Year of Dragon). I would like to thank all the volunteers and our new leads for this year Rex and Rita. They did an awesome job from planning and executing the event Successfully. Any event would not be possible without volunteers. A big thanks to all the volunteers Lirong, Rita, Ping Yao, Shelly, Dina Dai, Shubing Zhai, Kathy, Yongchun, Catherine Lu, Suzy So, Lin, Rex. Check out the celebration photos at:

[shadowbrook.org/social-events/past-social-events/#Lunar-Celebration-2024](http://shadowbrook.org/social-events/past-social-events/#Lunar-Celebration-2024)

Message from the Lead Rex and Rita after the event: The Lunar New Year party was an astounding success. We are speechless with joy after seeing everyone enjoy their time at the party. Our hosts had set up various activities, from arts and crafts to table tennis. Most of the attendees were challenging each other to table tennis matches, making paper lanterns and puppet dragons at the crafts booth, or posing for the cameras in traditional Chinese outfits. Most of the decorations at the event consisted of paper lanterns, being installed at the entrance, the booths, and on nearby trees. Our hosts also offered a varied selection of Chinese cuisine, with marinated parsnips being a favorite, as well as classics from across China such as boba tea, fried rice, and most importantly, the sweet dumplings exclusive to this holiday, symbolizing union, friendship, and family. The treat was served at the event for the first time and was prepared on-site instead of being ordered. As one attendee noted during an interview, the activities and concessions created the perfect vibes for a New Year's celebration, as many attendees were taking photos at the event to create joyful memories for a lifetime. Our gratitude goes out to anyone and everyone who happened to note the event, and even more thanks to attendees. We look forward to seeing you all at the party next year.

**UPCOMING EVENTS:**

**EASTER EGG HUNT**



Saturday March 30th 10:30 am – Noon  
Ages 8 and under welcome to participate in the Hunt  
ShadowBrook Cabana Hunt will start promptly at  
10:30 for 3 & under;  
followed shortly by the 4 - 8 year old hunt



## SPRING HOME REVIEW

### Architectural Control Committee (ACC)

**Annette Coffey, Don Nickel, Sheryl Stroh**

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.

In the Spring of 2023 the ACC sent 56 Courtesy emails and 2 Warning letters resulting in a total of 107 infractions as some homeowners had more than one infraction. The non-compliant issues included 37 landscape violations, 26 structural violations and 44 comments for general improvements. 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

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

## 2024 Shark Swim Team Registration

Our 2024 Sharks Cabana Swim Team Online Registration began on Sunday, March 10th! 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 2024 Sharks cabana swim season.

The registration link, calendar of events, medical waivers, and volunteer information for our 2024 cabana season are available at our Sharks swim team dedicated website <https://shadowbrooksharks.swimtopia.com>.

We look forward to meeting our new families when our Sharks season officially begins on Tuesday April 16 (Newbie Day)!

**Go Sharks!**

## 2024 Swim Lessons

Our Lifeguards provide individual and group lessons for all ages beginning the week of June 3. Each lesson runs Monday through Friday for 30 minutes per day. For dates, time and registration information go to:

<https://www.shadowbrook.org/the-pool/swim-lessons/>

## Pool Update

**By Joni Landine, VP Pool**

The new fence around the pool has been completed. There is also a new shed for the baby pool equipment. In the coming months we will be working to get ready for a smooth start to the summer season. Staff will be hired, the facility will be cleaned, there will be a fresh coat of paint where it is needed, and many other actions will be taken to prepare for fun times at the cabana this summer.

Updates about the pool and other HOA activities are discussed at the monthly SB board meetings and HOA members are encouraged to attend. Please get involved and consider attending a board meeting. Info can be found on the SB website, watch for signs posted in the neighborhood for meeting dates and information.

## The Board

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

President: Meera Desai  
[president@shadowbrook.org](mailto:president@shadowbrook.org)

VP Social: Open  
[social@shadowbrook.org](mailto:social@shadowbrook.org)

Secretary: Abhishek Chhibber  
[secretary@shadowbrook.org](mailto:secretary@shadowbrook.org)

VP Pool: Joni Landine  
[vppool@shadowbrook.org](mailto:vppool@shadowbrook.org)

Treasurer: Mehul Patel  
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Communications: Koorosh Vakhshoori  
[splasher@shadowbrook.org](mailto:splasher@shadowbrook.org)

ACC: Sheryl Stroh, Don Nickel, Annette Coffey  
[acc@shadowbrook.org](mailto:acc@shadowbrook.org)

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Thanks to  
PostNet for  
printing  
Splasher.



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