

SAN ANTONIO HILLS, INC.

HOMEOWNERS' ASSOCIATION
P. O. BOX 54 LOS ALTOS (LOYOLA), CALIFORNIA 94023

The Association represents the homeowners of the unincorporated Country Club area of Los Altos and Los Altos Hills and is the sponsor of the Approval Committee as represented in the CC&Rs in area deeds of the ENTIRE Los Altos Country Club area, and in CC&Rs civil matters including those houses now within the adjacent city limits.

NOTICE OF ANNUAL MEETING
Wednesday February 12, 2014 - 7:30- 9:00 PM
Los Altos Golf and Country Club
1560 Country Club Drive

NOTICE

Whereas on or before February 2, 2014, in accordance with the By-Laws and CC&Rs, the Directors did cause to have placed in the U.S. mail the announcement of the date of the Annual Meeting, Election of Directors, and other meeting business, to ALL residents of San Antonio Hills, Inc., and other owners of property affected.

WELCOME

All residents of the Los Altos Country Club area are WELCOME. The Association's annual dues are \$35.00. The Association has yearly expenses, i.e. mailing of the newsletters, annual meeting, insurance and miscellaneous items. **To fund the yearly expenses, it is necessary that the Association receive the annual dues of \$35.00.** Please make your checks payable to San Antonio Hills, Inc. Your Directors represent your interests in matters of mutual concern in dealing with adjacent cities and Santa Clara County, as well as interpreting CC&Rs.

ATTENTION

The Los Altos County Club construction is nearing completion, and the facilities are available for our annual meeting. Parking can be entered from either Loyola Drive or Country Club Drive. The Club does not permit **denim jeans** in the clubhouse, and cell phone usage is restricted to the parking lots. As a guest of the Club, we ask that you please comply with their requirements. Your cooperation is appreciated.

PLEASE NOTE

If you cannot attend, please complete the enclosed Proxy to ensure a quorum for the business meeting. An envelope is provided for you to return your dues and proxy. If you are attending, you may pay your dues at the door.

Meeting Highlights

President's Report on Annexation	Sheriff Captain Binder Crime in our Area	Mike Murdter Loyola Bridge Update	Supervisor Joseph Simitian County Update
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Articles of Interests in This Newsletter

Road Safety Enhancements

Rules Governing Noise

Beware of Thieves

Public Posting of Zoning & CC&R Violations – Enforcement of Same

Annual Meeting Agenda

Wednesday February 12, 2014

- 7:00 – 7:30 PM - Sign in, pay dues, and enjoy coffee and conversation with your neighbors and friends.
7:30 – 9:00 PM - Call meeting to order
- 2013 Annual Meeting Minutes
- Treasurer's Report
- Election of Directors
- Speakers

Board of Directors Election There will be an election of four (4) directors for a two (2) year term each. You may present nominations from the floor or call Peter McSweeney with your nominees. Nominated members must be in good standing and sympathetic to the mission and the bylaws of the association.

Following is the slate of nominees and their present position:

Peter McSweeney	County Liaison, Historian	Topar Avenue	(lower)	948-4783
Ida Crawley	Membership	Frontero Avenue	(lower)	941-7346
Mary Harrison	Treasurer	Country Club Drive	(lower)	941-4737
Glen Balzer	Director	Magdalena Avenue	(upper)	917-0703

Directors with one year remaining are:

Lyle Hornback	Director	Mora Court	(lower)	948-3197
Ted Brown	Director	Country Club Drive	(lower)	948-6954
Richard Blanchard	President	Mora Drive	(upper)	948-3073
Todd Trowbridge	Secretary	Par Avenue	(upper)	949-1059
Lee Shahinian	Director	Country Club Drive	(lower)	948-1917

Speakers

Richard Blanchard – Association Report Results of annexation survey; Benefits of aligning SAH under One Sphere of Influence and Action Plan; Questions from the Attendees; Other Business

Captain Ken Binder, Division Commander, Santa Clara County Sheriff Department, will discuss the recent burglaries and arrests. His presentation will illustrate where and the types of illegal activities have occurred. Drawing from his experiences, he will provide some prevention tips.

Michael Murdter, Director, Santa Clara County Roads & Airport will be introduced by Ted Brown. Mr. Murdter will provide an update on the status of the new Loyola Bridge.

Supervisor Joe Simitian, Santa Clara County Fifth District, will attend the meeting. He will be accompanied by key members of his staff as well as representatives of various county departments, Roads, Planning and Building, Fire and the Office of the Sheriff. He will begin with a presentation on how county government affects SAH. He will field questions from the floor, directing the questions to the appropriate county representatives.

Results of April 2013 Annexation Survey: Four questions were asked, with first and second choice answers.

1. What is your preference for the SAH area?
First With 36% Annex all of our area to Los Altos Hills
Second With 33% No annexation
2. What is your preferred density?
First With 63% Keep density as it is (no less than less ½ or 1 acre.
Second With 32% Keep current zoning with grandfathered building sites on smaller parcels.
3. Zoning Preference With 83%, the number one answer was keep it as it is (one-half or one acre)
- 4 Does zoning influence your preference? 64% said yes.

Thank you for your participation.

San Antonio Hills – One Sphere of Influence Based on the results of this survey, discussions are ongoing concerning the prospect of unifying all of San Antonio Hills under one “single residential single family” category. The progress toward this goal and the remaining milestones will be discussed.

Articles of Interests

Road Safety Enhancements

The Board had become aware of safety concerns in our area. Lyle Hornback, Lee Shahinian and Pete McSweeney reviewed our area and met with the Santa Clara County Roads and Sheriff departments. **Safety Enhancements** for the area are being implemented through the combined efforts of both departments. Roads will install new Share the Road and pedestrian/bicycle caution signs at the major entrances to the area. Some curvy roads will be striped to improve visibility. The Sheriff's department will increase radar use to monitor and control speeding where posted limits are in place. Bicycle riders can be cited for violations. Pedestrians are cautioned to always walk facing traffic, near the edge of the road.

Rules Governing NoiseSANTA CLARA COUNTY ZONING Ordinance B11-154, Sec. (b) 6 **prohibits** operating **any** tools or equipment weekdays and Saturdays, from 7 pm to 7 am the following day, or at **anytime on Sundays or Holidays**. Exception: "Domestic" power tools are prohibited 10pm to 7am the following day. Domestic means "having to do with the home or housekeeping; OF the house or family."

Our Interpretation: This Ordinance limits **all** contracting, landscape and tree services; use of power tools, saws, lawn mowers and leaf blowers except when used by **family** members. **PLEASE DO NOT** contract for any of these services on Sundays, holidays and prohibited hours. You may call the Sheriff's non-emergencies phone number, (408-686-6600) to help enforce the County Ordinance. As an additional courtesy, please minimize noise after 7 pm.

Beware of Thieves

Thieves have stolen packages from the front of neighbors' doorsteps, following behind the delivery trucks. They have stolen mail from mail boxes and rummaged through recycling bins. On occasion, they have taken the entire bin. Paper shredders are a bargain, and you may want to take a few minutes to shred all important papers before tossing them into the bin. You may also want to buy a strong locked mail box. It is important that residents pay attention in their neighborhoods, and call the sheriff's office when someone or something seems out of place. **They welcome your call.** If you plan to be away for a number of days, and will not have anyone staying in your house, the sheriff's office would like to know about your trip. The deputies will try to go by your house regularly to check for any suspicious activity.

If your mailbox was broken into or packages were stolen, call 911 to report the theft, and obtain a case number. You can give it to your Credit Card Company or bank. You can call the credit bureaus to have a "Fraud Alert/Victim Impact" statement placed in your files so that if the thieves try to open credit, the credit bureau will call you to verify the request. Report mail theft to the Post Office by going online: ehome.uspis.gov/mailtheft/mlntcrevd.aspx or in person at the Miramonte post office.

With increased communications among residents and the sheriff's office, as well as residents taking basic steps to protect their homes and information, crimes can be kept to a minimum. Santa Clara Sheriff's Office phone numbers: Non-Emergencies: **408-686-6600** Emergencies or Suspicious Activity call **911**; from a Cell Phone: **408-299-2311**

January 11, 2014 Mailbox Break-Ins on Ravensbury Avenue – Photo Provided by Resident Vicki Chiu

Articles of Interests - *continued***Public Posting of Zoning & CC&R Violations – Enforcement of Same**

On a monthly basis we receive listings of applications for demolitions, grading, building and remodeling permits. Please be aware that the CC&R's

contained in most deeds require submitting your **approved** county plans to the Approval Committee for their review and approval. As a rule Zoning or CC&Rs, whichever is the more restrictive, applies. In most cases zoning is the prevailing entity.

The problem areas are setbacks, heights, floor area ratios, tree trimming and removal. For these reasons, the committee only requests a copy of the plans Cover sheet that contains all the needed information. A hard copy, 11" x 17" minimum, is requested. After reviewing the cover sheet, the Committee may recommend changes to the plans in order to be in compliance with the CC&Rs. Failure to comply with these changes could be passed on to any complainant who decides to take civil action. This rarely occurs

After multiple requests by the Approval Committee, residents who fail and/or refuse to submit plans will be listed on the San Antonio Hills website as non-compliant for residents in need of support in neighborly disputes.

Other Activities and Information

Loyola Corners Merchants Loyola Corners and San Antonio Hills are two, but separate, parts of our local area's character, mystique and charm. Both share the same concerns regarding traffic and congestion. During the next year both will experience significant traffic congestion due to bridge construction. While the bridge will remain open during construction, there may be times when it is easier to go in and out of the area at Magdalena and Grant, thus bypassing the Loyola area. The merchants provide a variety of services: educational programs; health and fitness facilities; dining and food; banks; gas station; beauty salon; dry cleaners; to name a few. We encourage SAH residents to patronize the local merchants, especially during the bridge construction, even if it means going out of your way.

Say Hi Senior Support Group **SAY Hi** is a San Antonio Hills Association volunteer group, whose motto is "Neighbors Helping Seniors", in our local SAH area. The **SAY Hi** group was started by Gary and Ellen Vondran in 2008. It has active committee leaders to address senior issues. **Rides:** Ernie Traugott 941-2170; **Earthquake & Emergency Preparedness:** Dell Bleiler 948-1400; **Fraud and Alert Information:** Liz Vezanni Cell 408 497-9946. Owen Halliday, 492-0062, is a member of the Fire District Commission for the Los Altos Hills County Fire District.

SAY Hi holds their regular meeting on the third Monday of each month, 4-5 PM, at the First Republic Bank Community Room 400 S. San Antonio Road in downtown Los Altos. Please use side entrance on Lyell St. All SAH senior residents, who desire to participate in this program, are invited to meet with them at their regular meeting or they can call any of the committee leaders.

Be sure to visit our website. For information about your community, log onto: www.sanantoniohills.com. From the "Home Page" you can navigate to several other pages of useful information. **About Us** tells about the San Antonio Hills, Inc. Association, and the issues that are important to our community. **Contact Us** provides the methods for contacting the Association via mail, e-mail or phone number to an individual director who lives near your home. Read **Current Activities** to discover the Association's interest in local issues. **History** provides an insight on how the area grew into a community and how the Association formed. Services for the community and web pages for the service providers are located in the **Links** page. Website improvements are on going.

We are still looking for old area photos from the 40s, 50, and 60s. If you have any, please contact Pete McSweeney, 650-948-4787. We will return your original photo. Thank you.

New Resident San Antonio Hills is your Homeowners Association. This meeting is your opportunity to meet your neighbors, and for us to meet you. If you received this newsletter addressed to resident or incorrectly addressed, please help us to bring our records current by putting your name on the mailing envelope, noting whether you are an owner or tenant. If you are a tenant, also include the owners' name and address. Please return it in the enclosed self addressed envelope. **Thank you.**