

SAN ANTONIO HILLS, INC.

HOMEOWNERS' ASSOCIATION

P. O. BOX 54 LOS ALTOS (LOYOLA), CALIFORNIA 94023
www.sanantoniohills.com

SPRING 2014 NEWSLETTER

Our Association represents the homeowners of the unincorporated Los Altos Country Club area. **Additionally**, it is the Sponsor of the **Approval Committee** as indicated by the CC&Rs in the deeds of the **entire** Los Altos Country Club area, as well as adjacent areas. This committee is responsible for dealing with violations of the CC&Rs of the restricted parcels. Deed restrictions are a civil neighborhood responsibility and not government regulations.

To our neighbors that are now part of Los Altos Hills, we remind you that your property deeds contain CC&Rs that remain enforceable, and are administered by the Approval Committee that remains part of the Board of Directors of San Antonio Hills, Inc. We acknowledge that we no longer speak on your behalf in neighborhood city matters. However, the civil CC&Rs on your property remain in effect. We thank you for your continued support.

We thank all our members who, though unable to attend the Annual Meeting, sent in their proxy and dues. A quorum is required of all resident members, along with all owners with Standard CC&Rs or all acreage having CC&Rs.

JOIN YOUR NEIGHBORS IN SUPPORTING YOUR ASSOCIATION PLEASE MAIL YOUR DUES TODAY.

Annual Dues SAH membership is open to owners/residents and non-owner residents. A major function of the Board is to administer our CC&Rs and address neighborhood zoning disputes. SAH and the Approval Committee have functioned as an impartial mediator between residents and/or Santa Clara County zoning if applicable. The dues cover our yearly expenses: support of the approval committee, newsletters, postage, insurance, appeals, forms, annual meeting, legal fees and website. Make check payable to San Antonio Hills, Inc. An envelope is provided for your convenience. Thank you.

2014 Dues \$35.00

Report of the Annual Meeting held on February 13, 2014

The meeting was opened by Dick Blanchard. Pete McSweeney verified that quorums existed necessary to conduct the annual meeting. He explained that the Board meets every 4-6 weeks. It interfaces with the County and other organizations in regard to issues important to the area and responds to residents' neighborhood concerns.

The minutes and Treasurer's report of the 2013 annual meeting were read and approved.

The following nominated Directors were elected to fulfill a two (2) year term:

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 Ave	(upper)	949-1059
Lee Shahinian	Director	Country Club Dr	(upper)	948-1917

President's Report Dick reviewed the Treasurer's Report and actions taken in 2013. The report shows that the dues money is primarily used for three items: 2 newsletters a year, insurance, and the annual meeting.

2013 Actions: 1. Road Safety: Thanks to the County Roads Department, new signs regarding "sharing the road" are now in place at all five entrances of SAH, and some of the sharpest turns have been striped with yellow lines. Hazardous intersections were identified. Working with the County and Owners, hedges and trees that obstructed visibility were trimmed. 2. The Approval Committee monitored lot splits and construction projects for compliance to County Regulations and CC&Rs.

President's Report – continued

Annexation and Sphere of Influence The results of the annexation survey that was mailed in the spring 2013 were reviewed. Result of the Survey: First Choice: annex all of SAH to Los Altos Hills; Second: no annexation. At the present time, the SAH area above 280 is in the sphere of Los Altos Hills, while the area below is in Los Altos. He reviewed the process involved for annexation and changing the sphere of influence. Since SAH is in two spheres of influence, it will be necessary to put all into one to meet the survey results. Preliminary discussions concerning a possible change have been initiated with Supervisor Simitian's office, City of Los Altos and the Town of Los Altos Hills. Many steps, time, and the involvement of many entities will be needed. A lively discussion followed. ***The last page addresses the topics that came up in the discussion.***

Crime In Our Area Captain Ken Minder presentation covered reported crimes, modus operandi, and prevention tips.

Reported Crimes: Peaked in the last half of 2013, a total of 44 burglaries: 35 in Los Altos Hills and 9 in the unincorporated area. Nearly 2/3 of the burglaries were without forced entry (open/unlocked window or door). Arrests have been made and property recovered.

Modus Operandi: Thieves drive through the area in nicer cars, knock on the door (if home, answer through the door), check perimeter, enter, take compact items of value and call associate to pick them up – all in less than 10 minutes.

Prevention Tips: Criminals like the path of least resistance. Close all windows and lock all doors; set alarms; lock side and driveway gates; motion sensor lighting; mindful of shrubbery and potential hiding places; keep a list of serial numbers for all valuables. Remember, you know your neighborhood best, and pay attention to everyone: landscapers, pool cleaners, house keepers, and construction workers. Call in suspicious behavior in real time, **911**. A deputy will respond and check out the individual; including Solicitors, who require a permit. Don't wait to call in later as the Deputy wants to make contact.

On Vacation: Suspend mail and newspapers or have a neighbor retrieve them, as these are red flags to criminals. Request patrol checks by calling 408-868-6600 or email: WVAdmin@Sheriff.sccgov.org. Non-Emergency Number: 408-299-2311

Loyola Corners Bridge Ted Brown introduced **Mike Murdter**, Director of Roads & Airport, County of Santa Clara. Mike introduced his staff, who, along with himself, would be available after the meeting to answer questions. Mike began by reviewing the purpose of the new bridge: widening to provide dedicated left-turn lanes; improve bicycle and pedestrian safety, and rehabilitation of the bridge to meet all current design standards. He reviewed past presentations at our annual meetings:

February 2011: a project overview with a mail-in questionnaire on design concepts; **February 2012:** another status update; **February 2013:** a status update and a mini-workshop with attendees regarding aesthetics. There were follow-up meetings between SAHHA committee and County.

February 2014: the design is complete, based on feed back provided by SAH residents. It is a classical bridge with brick columns; County will finalize the bid package and then request Caltrans authority to advertise for bids. **Construction Phasing:** overall construction will be approximately 6 months; two-way traffic on both the bridge and Foothill Expressway will be maintained, and no night work (w/minor exception). First Stage will be work underneath the bridge. Stages 2 and 3 will be to widen south side of bridge and then the north side. Stage 4 is ancillary work. Construction probably will begin in June 2014. The County will set up a project-specific web page with subscription service, as well as a press release and advance expressway signs. It will send updated information to SAHHA.

Santa Clara County District 5 Supervisor Mr. Joe Simitian Dick introduced Mr. Simitian. He introduced his assistant, Carol Berg, followed by the other key County personnel, which are listed below. Supervisor Simitian started by saying the hour was late and he would move it along so that there would be time for attendees to ask questions of specific departments present.

He began by saying that he was our Supervisor from 1997 to 2000. Upon his arrival in Sacramento in 2000, he was confronted by several problems: including the recall of Governor Davis and significant drop in revenue. Again, upon his return as District 5 Supervisor, he was met with problems: \$1.8 billion short for pensions; indictment of Supervisor Hirakawa, and Rural Metro Ambulance bankruptcy. He wanted to assure us that the problems were not caused by his arrivals.

He went on to say that there are 1.8 million people in the county, with 15,000 employees in various departments and five supervisors. As District 5 Supervisor, he works for us, and he has learned that we want more service and less government. He holds sidewalk office hours. Notification of these hours is by phone and newspapers. He enjoys meeting people and urges you to come out, and talk to him. His office and personnel act as a navigator to guide to find the people to help you. Don't hesitate to contact his office: 408-299-5050 or E-mail: supervisor.simitian@bos.sccgov.org.

In response to a question regarding zoning and "trophy houses", he explained the sphere of influence in words that he hoped would be understandable. Years ago, he heard about a friend who had pinned his girl. He didn't know what this meant, but learned that it meant engaged to be engaged to be married. Being in the sphere of influence is similar. The area is not part of the city, and County zoning applies. Will the area become part of the city; perhaps over time; perhaps not.

Meeting was adjourned. Joe Simitian, his staff, County representatives and the SAH Board Members stayed to answer questions.

The Association wishes to thank the County Personnel, who each year gives of their personal time to be at our meeting.

County Personnel *Supervisor's Office:* Assistant Carol Berg *Roads & Airports* Director Michael Murdter, Masoud Akbarzadeh, Amir Douraghy, Eli Agamouni, Dan Collen, Dan Pendergraft, and Jose Vega.
Planning Department Manager Nash Gonzalez, Planner Jim Reilly *Sheriff's West Valley Patrol:* Division Commander Captain Ken Binder, who said another deputy has been added. The response time will now be shorter.
County Counsel, specializing in land use Assistant Counsel Elizabeth Pianca
County Fire Department: Fire Chief John Justice, Deputy Chiefs Steve Prziborowski and Joe Parker
Integrated Waste Management Division : Manager Elizabeth Constantino *Deputy County Executive:* Sylvia Gallego;
Land Use: Kristina Loquist; Amy Brown, SCCAEM, Kirk Girard, SCCDPO

General Information

Important Notice Last year, in response to inquiries concerning new or replacement construction in areas similar to ours, the Santa Clara County Planning Department held a series of meetings to address the inquiries. Your Directors attended, participated and offered opinions on the problems with notification and neighborhood compatibility of new larger homes for our area.

As a result of these meetings, The Santa Clara County Board of Supervisors passed the following regulations.

As of **February 1, 2014**, developers and builders applying to construct new and or replacement homes are required to post on the property, within 30 days of their application, a visible 18" X 24" sign, with a description of the construction and contact information for inquiries concerning the project. A notice will also be mailed to adjacent neighbors with the same information. In a related matter, cases with two story homes being constructed on **n1** underlying lots shall continue to have a design review hearing. These are usually smaller lots. This requirement of posting information and mailing notices should assist in a smoother turnover in our neighborhoods, and help with privacy issues of both the existing and new residents.

Deborah Dexter, 650-948-8594, is the new Commissioner on the **Fire District Commission** for the Los Altos Hills County Fire District. The LAHCFD provides Emergency Services and Fire Protection Services to the residents of our Unincorporated Area. In addition it offers two free workshops to residents: Personal Emergency Preparedness (PEP) and Community Emergency Response Team (CERT). For more information, visit their website @www.lahcfd.org.

New Commissioner After twelve years, Owen Halliday has resigned from the Fire Commission Board. As a result, the Los Altos Hills County Fire District (www.LAHCFD.org) has **an opening** to serve as one of two County Commissioners on the seven member Board. The LAHCFD provides Emergency Services and Fire Protection Services to the residents of our Unincorporated Area. The board meets the third Tuesday of every month at 7 PM, for about 2 hours. It is a paid position, \$100/mo. If you are interested, you may either contact Deborah Dexter, 650-948-8594, County Commissioner, at 650-492-0062 or Jeanne Evilsizer, the Board's Clerk at jeannefire@cruzers.net

Unincorporated Area Real Estate Activity, provided by Owen Halliday

There is a large amount of activity in our area: from teardown and rebuild, sometimes multiple houses, to renovation. Buyers are looking at our relatively larger lots, quiet streets and neighborhood feel as a "bargain" compared to what is available closer to the downtown corridors. In the last 12 months, 28 houses have sold with a median price of \$2,050,000. Lowest was \$1,276,000; highest was \$3,175,000.

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. 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. Please call the leaders for further information about the group.

The 2015 Annual Meeting is tentatively scheduled for February 11th.

Visit our website. Log onto <www.sanantoniohills.com for information about your community.

Information on Surveys Since 1980 Following a spirited review of the 2013 survey on annexation and sphere of influence, some attendees at the 2014 annual meeting requested more details concerning such surveys and their results, which the Board is pleased to provide.

A Brief History

In **1980**, the SAH Board of Directors sent a letter and a survey to the community, which resulted in two committees being formed to advance the idea of annexation to the two spheres of influence of San Antonio Hills; the Upper Area, west of 280, to the Town of Los Altos Hills and the Lower Area, east of 280, to the City of Los Altos. In **1985** both of these efforts **failed**. Their demise was attributed to several feared scenarios: the primary being zoning changes leading to an increase in density and not being able to remodel, add on, or replace homes on non-conforming or smaller than required parcels in the proposed area being considered.

In **1992** in response to new inquires from residents, the Directors sought direction with another survey. This survey had five (5) choices. With a response of seventy percent of residents, the number one selection was to remain as is, unincorporated. The second was for all of SAH, both upper and lower to annex to the Town of Los Altos Hills. The third was all to City of Los Altos. The fourth was to split upper and lower. The fifth was to incorporate within ourselves - Los Altos Heights.

Many discussions between various directors, neighborhood groups, and city and town council members occurred until renewed interest by residents arose in **2001-2002**. A new survey was launched between the two top choices for the entire area from the 1992 survey. A forty-five percent response yielded a number one choice with a seventy-three percent of those responding to annex all of San Antonio Hills to the Town of Los Altos Hills with twenty-three percent against.

Mainly due to constant change in staff and elected officials in both cities, new discussions took place with less than desired cooperation, particularly with our zoning differences with City of Los Altos. This led to a Lower Area only poll or survey on parcel size. Santa Clara County zones our lower area half acre, (20K Ft), and one acre. Los Altos sees these areas as one quarter, (10K), one half, (20 K), and one acre. With twenty percent responding, the results were: 1. (93%) maintain half acre and one acre zoning. 2. (7%) allow one quarter acre, as in Los Altos.

Keep in mind, this area, District 5 of Santa Clara County, historically has a thirty-six percent voter turnout*. In our last election for supervisor, Joe Simitian was successful with twenty-one percent of the District's registered voters. We feel that our surveys over the years are excellent indications of the residents' desires. Following is the latest survey, which is the basis for our opinions.

2013 Survey 1106 surveys sent; less 28 returned undeliverable envelopes, and less all the Los Altos Hills parcels.
 Net: 921 parcels polled with a twenty-four percent response - single mailing, no follow up

<i>Question 1</i>	<i>City Preference</i>	
No. 1 with 36%	All to LAH	38% lower area; 28% upper area
No. 2 with 33%	Do Not Annex	35% lower area, 28% upper area
No.3 with 21%	Split between cities	22% of lower area
No. 4 with 10%	Los Altos	10 % of lower area
No. 5 with 0%	Incorporate within.	

<i>Question 2</i>	<i>Desired Densities</i>
No.1 with 63%	Remain as is with no new parcels less than 1/2 acre
No 2 with 32%	Remain as is with existing grandfathered parcels.

<i>Question 3</i>	<i>Zoning</i>
No.1 with 83%	Keep zoning as is. No.2 with 10% Permit change

<i>Question 4</i>	<i>Does zoning affects your choice?</i>	YES 64%	NO 32%
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In view of the consistent responses for nearly 35 yeas, The Board of Directors is inclined to support what appears to be a logical compromise with 69% **support**.

SPHERE OF INFLUENCE IS A TERM APPLIED TO AN AREA'S FUTURE DEVELOPMENT.

It predicts the future zoning, etc. It *DOES NOT* place an area in a city. If it is not annexed, the area in question remains in the county with county zoning, except for a proposed zoning parcel change site approval. In view of the results of 35 years of surveys, it seems logical to add, without annexation, the lower area of San Antonio Hills to the Town of Los Altos Hills sphere of influence, as they both share R1E Single Family Residential *ONLY*, and Los Altos *DOES NOT*. All County parcels would be subject to County zoning.

* In the last election for supervisors with a 36% voter turnout, Supervisor Simitian had 58% or 21% of registered voters.