

# 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 11, 2015 - 7:30- 9:00 PM**  
**Los Altos Golf and Country Club**  
**1560 Country Club Drive**

## IMPORTANT SURVEYS

**The enclosed sheet contains information on two surveys that the Board requests your urgent input.**

**Survey A: Change in Sphere of Influence**

**Survey B: Unincorporated Area of San Antonio Hills Proposed Mature Tree Ordinance.**

**You will also find the Proxy for the annual meeting on this insert.**

### NOTICE

Whereas on or before February 2, 2015, 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.

### PLEASE NOTE

If you cannot attend, please complete the Proxy to ensure a quorum for the business meeting. This year, the proxy is on the enclosed survey sheet. An envelope is provided for you to return your dues, proxy, and surveys response.

If you are attending, you may pay your dues at the door.

### *WELCOME*

All residents of the Los Altos Country Club area, which is bounded by Foothill Expressway, Magdalena Avenue, the Town of Los Altos Hills, Rancho Park and Permanente Creek, 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*

Parking at the Los Altos County Club 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.

### *Meeting Highlights*

<b>Richard Blanchard</b> President's Report	<b>Sarah Granger</b> A New Look for Our Website	<b>Christopher Wilson</b> California Water Service Community Update	<b>Supervisor Joseph Simitian</b> County Update
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**Article of Interest** **Update on the Loyola Corners Bridge Project** - provided by Michael Murdter, Director, Santa Clara County Department of Roads and Airports, on January 20, 2015. A representative of the SCC Roads and Airports will be available to discuss the project.

## Annual Meeting Agenda Wednesday February 11, 2015

- 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  
- 2014 Annual Meeting Minutes  
- Treasurer's Report  
- Election of Directors  
- Speakers

**After twenty-seven years as the Association's treasurer, Mary Harrison has resigned to pursue personal interests. The Board thanks Mary for her many years of service and wishes her well.**

**Board of Directors Election** There will be an election of five (5) 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:

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

Directors with one year remaining are:

Peter McSweeney	County Liaison, Historian	Topar Avenue	(lower)	948-4783
Ida Crawley	Membership	Frontero Avenue	(lower)	941-7346
Glen Balzer	Treasurer	Magdalena Avenue	(upper)	917-0703
Nelson Hansen	Director, fulfilling unexpired term	Oakridge Ave	(lower)	941-5406

### *Speakers*

**Richard Blanchard – Association Report** Introduction of Board Members, Review Board Activities in 2014, and Progress on changing our Sphere of Influence

**Sarah Granger** is a new resident to our area who volunteered to update our website. She is an award-winning digital media innovator and author of *The Digital Mystique: How the Culture of Connectivity Can Empower Your Life — Online and Off*. She has spent more than 25 years building Internet and digital media ventures, including a decade advising organizations on digital media strategy including websites and social media.

Sarah will present a first draft of our new website, which will soon include news and announcements feature in addition to information about the association and membership, so that members and others can learn more about our organization and our history. We will have a brief discussion about the website and how we can engage the community through the site in the near future.

**Christopher Wilson** Since 2010, Christopher has been the Customer Service Manager for California Water Service, Los Altos Suburban District. He has ten years experience in water utility, five as a manager. His primary duties include managing all accounts, including billing, and customer service related activities: conservation, public outreach and education.

His presentation will include an overview of changes made to the water system in our area, current conservation programs and best practices to reduce consumption.

**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.

**Loyola Bridge Project Update** The project will widen the existing Loyola Bridge 23 feet on the north side and 15 feet on the south side to provide one through lane, one left-turn lane, a bike lane and sidewalk in each direction. The project

was originally scheduled to be advertised for construction bids in the spring of 2014 but was deferred due to the unavailability of federal funds. The County is fronting the money to allow the project to proceed and will claim reimbursement of eligible costs from the federal Highway Bridge Program, which is administered by Caltrans for projects in California. Bids were opened on December 4, 2014 and the County is currently awaiting approval from Caltrans to award the contract to the successful bidder, Granite Construction, in the amount of \$3.43 million. If Caltrans' approval is received shortly as expected, the contract will be agendized for award by the Board of Supervisors at its February 10, 2015, meeting and construction should begin sometime in March. The project phasing has been fine-tuned to six stages, to be completed in 300 working days or about 15 months, as described below. (In the description below, Foothill is considered a north-south alignment, with San Antonio Hills to the west and Los Altos to the east.)

**Project Staging - Stage 1** will construct new foundations and columns in the median of Foothill Expressway to support the planned widening of the bridge deck on both the north and south sides of the existing structure. This stage will require closing the inside lanes of the expressway in both directions for the duration of the stage, which will be approximately two months. It is expected that there will be traffic delays of up to 10 minutes as a result of the lane reduction. Drivers are encouraged to travel off peak and consider alternate routes.

During **Stage 2**, the contractor will construct new bridge abutments on each side of the expressway on the south side of the bridge, which along with the new support columns constructed in the median during Stage 1, will support the newly widened bridge deck on the south side of the existing bridge. Two-way east-west traffic will be maintained over the existing bridge deck during this stage. The early part of this stage will require closing the outside lanes of the expressway in both directions until the new abutments are complete, at which time the lanes will be reopened for the remaining duration of Stage 2. It is expected that there will be traffic delays of up to 10 minutes as a result of the lane reduction and drivers are again encouraged to travel off peak and consider alternate routes. New precast bridge girder-deck sections will be placed on their new supports during the night, which will require closure of all lanes of the expressway for a couple of nights. Traffic will be able to exit the expressway and immediately re-enter on the other side of the bridge, so the detour will be minimal. Once the new girder-deck units are in place, the new bridge railing and sidewalk will be installed. This stage is anticipated to take approximately five months.

**Stage 3** is identical to Stage 2, except on the north side of the bridge. During this stage, east-west traffic across the bridge will be moved to the newly widened south side. This stage is also anticipated to take approximately five months.

**Stage 4** is placement of a rapid-curing polyester deck the surface. This will be accomplished with phased traffic control to allow continuous east-west traffic across the bridge. This stage is estimated to take one month.

**Stages 5 & 6** consist of "conform" and finishing work on the east and west sides of the bridge, including new finish paving, striping, and signing. This work is expected to take one month per side.

See the Roads & Airports page of the County website at [www.sccgov.org](http://www.sccgov.org) for additional information and to sign up for automated project updates by email.

## **Other Activities and Information**

### **San Antonio Hills 2014 Activity Review**

On a monthly basis the Approval Committee reviews all building and development permit applications issued by the county for our area, and then requests specific information from the applicants. This information consists of setbacks, heights, floor area ratios, and mature tree protections from the applicants. This information is required by County Zoning as well as CC&Rs in most of our deeds.

The committee responds to residents' inquiries regarding visibility at intersections, front yard setbacks and fence heights. In our area, the required house set back from the street is 50 to 55 feet from the center of the street depending on the width of the street right of way. Front fence and corner fence heights are limited to three feet. The Committee will be happy to answer and clarify other setbacks and fence heights. Neighbors also contact the committee when they consider building activity to be in violation of their privacy and/or property rights

**Activity Review** – continued

The Directors have continued to work with the County Roads department concerning signage and safety issues. Share the Road signs were installed and white lines were painted at intersections without stop signs.

Your Directors have represented our area on many occasions at county and area meetings concerning new regulations and our zoning as well as meetings concerning pre zoning issues at the City of Los Altos and set backs of homes adjoining the Town of Los Altos Hills.

We have attended several hearings and updates on the Loyola Bridge, and the proposed building heights at Loyola Corners. Please note that Loyola Corners is in Los Altos and has no relationship to the Country Club area. Technically, our area is **Loyola, CA**. The project under consideration is within 500 feet of some of our residents, and therefore, of interest to the Board. It could affect the ingress and egress to the bridge and San Antonio Hills as the City of Los Altos is considering changing A Street to one way. A change your directors feel is ill advised, and have expressed their concerns about both.

**Reminder** Please drive safely through our neighborhoods. In mid-January, a resident posted a hand made sign on Mora Drive that said: Remember You're Driving on the Sidewalk.

**Melvin Vaughn**, a resident of San Antonio Hills, is the newest member of the seven members Board of The Los Altos Hills County Fire District ([www.LAHCFD.org](http://www.LAHCFD.org)). 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 6 PM, for about 2 hours

**Say Hi Senior Support Group** The **SAY HI** group was started by Gary and Ellen Vondran in 2008 to address senior issues. They provided rides and information on earthquake and emergency preparedness and fraud. During the past two years there has been a decline in need for their services, and the group has become inactive. The Homeowners Association would like to thank the following for all the help they have provided: Ernie Traugott, Dell Bleiler, Liz Vezanni and Owen Halliday

**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.**

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.

**Be sure to visit our website.** For information about your community, log onto: [www.sanantoniohills.com](http://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 in the process of updating the website, and we expect a new look shortly. In the interim, the current website is active.**