

# SAN ANTONIO HILLS, INC.

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

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 10, 2016 - 7:30- 9:00 PM Los Altos Golf and Country Club 1560 Country Club Drive

### NOTICE

Whereas on or before February 1, 2016, 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. An envelope is provided for you to return your dues and proxy. If you are attending, you may pay your dues at the door.

**WELCOME** to 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 San Antonio and Permanente Creek.

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 Country Club can be accessed 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>Dick Scott, Prof. Emeritus</b> Stanford University What is Avenidas Village?	<b>Michael Murdter,</b> Director, SCC Dept of Roads & Airports Loyola Bridge Update	<b>Supervisor Joseph Simitian</b>  County Update
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### Articles of Interest Updated Website

**The Board wishes to thank Sarah Granger for designing our new website and transferring all the information. Great Job!**

### San Antonio Hills Covenants, Conditions & Restrictions Review

### San Antonio Hills 2015 Activity Review

### Our 75<sup>th</sup> Year

San Antonio Hills, Inc. was founded in 1941 and incorporated in 1947.

## Annual Meeting Agenda Wednesday February 10, 2016

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|----------------|---|
| 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<br>- 2015 Annual Meeting Minutes<br>- Treasurer's Report<br>- Election of Directors<br>- 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
Glen Balzer	Treasurer	Magdalena Avenue	(upper)	917-0703
Nelson Hansen	Director	Oakridge Ave	(lower)	941-5406

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** Introduction of Board Members, Review Board Activities in 2015, and Progress on changing our Sphere of Influence

**Avenidas Village Dick Scott** will present information on the purpose of Avenidas Village, the benefits, costs and ease in becoming a member. Avenidas Village is one of approximately 150 senior villages that have developed during the last decade in the U.S. The first such Village was organized in Beacon Hill, Boston in 2001. Villages are organized in an attempt to help seniors remain in their own homes for as long as they choose. It provides a combination of professional and volunteer services to meet health, housing, and social needs of members. Avenidas Village was organized in 2007, and oversees senior services for 425 members in Palo Alto and the adjoining communities.

**Dick Scott** is a professor emeritus of sociology at Stanford University, with courtesy appointments and research connections to the Schools of Business, Education, Engineering and Medicine. He has been a member of Avenidas Village since 2008 and currently serves as chair of the Avenidas Village Advisory Council. He will be accompanied by his wife, Joy, who is an active member of the Village. Both will remain after the meeting to answer your questions.

**Michael Murdter - Loyola Bridge Update** San Antonio Hills residents that live near Loyola Corners as well as residents that cross Foothill Expressway have seen continued progress on the new Loyola Bridge. Michael Murdter will discuss the status of this project and the tasks that remain to be done to bring it to completion. Members of his staff will also be present to answer your questions after the meeting.

**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.

### Articles of Interest

**Visit Our Updated Website** Log on by typing into your pc browser: <http://www.sanantoniohills.com/>. The first page has sub headings of *Home, About, Contact, Membership, News and Resources*.

*Home* is our welcome information page and if you scroll down you will be able to see *Recent News* for the area. We will be adding more features. *About* is a brief synopsis of the organization and has a “v” arrow next to it. If you put your pointer over the word *about*, you will see two sub-sections. One is a list of responses for frequently asked questions (FAQ). The other is the History of the San Antonio Hills area.

*Contact* contains information on how to get in touch with the San Antonio Hills organization. The “v” arrow takes you to *Board of Directors* where there is a complete list of all board members and their address so that you can contact the one closest to you with regards to area issues. *Membership* describes what membership in the organization is about, and how you can become a member. Any resident can become a member of San Antonio Hills Inc. *News* is information of interest to members in the community. The “v” arrow will take you to the latest Newsletter and you can also access past Newsletters by clicking on *Archives*.

*Resources* has a list of service agencies supporting our community along with their phone number and e-mail address. The “v” arrow lets you select *Issues* or *Notices*. *Issues* lists items that may be of concern to residents such as whether new construction is properly permitted and is following the Covenants, Conditions, and Restrictions of the county and San Antonio Hills Inc. You will also find information on street lights, sand bags, water, sewer and safety. *Notices* list current building activities and their standing with regards to compliance with County requirements. There is also a list of properties with a “right of way” dedication which was placed on them by the county.

Have fun exploring our website. Be sure to check the website from time to time for more new features and information. If you have suggestions regarding additional information that you would like added to the website, please forward them to a member of the Board.

## **San Antonio Hills Covenants, Condition & Restrictions Review**

Our area is comprised of 1100 parcels. Those parcels with Standard or Modified CC&Rs are expected to submit the following for neighborhood review: county-approved plans showing lot layout of new home construction, setbacks, elevations, exterior elevations, other structures, and native tree removal or severe tree cutback. Since Santa Clara County and Los Altos Hills do not publish building permits, we depend on voluntary compliance, neighbors’ inquiries, and our own research at the Planning Department for keeping track of new construction.

Violation of any CC&Rs granted in a deed, and confirmed by the Approval Committee, could result in an offended neighborhood civil complaint being filed against the owner. Our CC&Rs have been reviewed and found to be existing and enforceable by the Sixth District Appellate Court as recently as 1992, and legally applied in 1998.

You asked for a more proactive stance in addressing neighborhood concerns about new building. While all concerned may not agree with the county or Approval Committee conclusions, we commit to the following:

- Publish on the SAH website any major building permits and/or reported activity that could require Approval Committee review.
- The Committee will inquire into all new qualifying projects and permits not self-reported.
- Urge compliance with our rules **before** it gets to be a neighborhood problem.
- Call for volunteers to retrieve pertinent information from the appropriate planning office, by residents from the effected neighborhood.

In spite of our best efforts, we cannot satisfy all concerns. Two recent projects that were in compliance with both County zoning ordinances and CC&Rs, requiring no variances, were approved prior to a complaint by neighbors. Your recourse is to propose modification of ordinances or policy that you believe would help to prevent a repeat of this situation.

We understand that Zoning Ordinances or CC&Rs, whichever is more restrictive, applies. Zoning can be changed by action of the Board of Supervisors, and CC&Rs amended by majority vote of all affected persons. San Antonio Hills, Inc. is governed by its By Laws as amended. More information on the CC&Rs is available on our website.

## **Other Activities and Information**

## **San Antonio Hills (SAH) 2015 Activity Review**

Over the last year your Directors have met and worked with City Officials and Staff of both The Cities of Los Altos & Los Altos Hills on the subject of changing the sphere of influence from Los Altos to the City of Los Altos Hills while remaining in the unincorporated area of Santa Clara County with no changes to our present zoning and or regulations.

We have attended many meetings and hearings both public and private concerning the redevelopment of the **Loyola Corners** neighborhood. Several of our residents are working with neighbors of that area. This group is known as **LAND**. We have supported their position. Loyola Corners currently is in a development moratorium.

We continue to keep in contact with Santa Clara County and The Loyola Bridge Project. We have been able to answer your questions on the subject or have been able to refer you to the proper department at Roads and Airports or the appropriate office.

A number of homeowners have contacted SAH concerning run-off or flooding problems. These homeowners have been put in touch with the appropriate department in Santa Clara County. See Storm Drain Backup below.

The Board of Directors continues to explore methods of increasing the level of security in SAH. A Neighborhood Watch program and the installation of video cameras have been investigated.

The Board of Directors is providing information to the Roads and Airports Department on specific locations needing further work, (such as uneven surfaces due to man hole covers), following the recent repaving of all the roads in SAH.

The Approval Committee receives monthly a complete list of permits issued for our area. From it we are able to add these major projects, i.e. New Homes, Additions and Remodels to our list of resident inquiries.

**Storm Drain Backup** For most areas of SAH, issues of storm drain backup can be addressed by contacting the SCC Roads and Airports at 1-408-573-2400, M-F, 7:30 AM to 4:30 PM; after hours contact the County Sheriff at 1-408-299-3233. In areas above 280, which are part of the City Los Altos Hills, call 650-941-7222, M-F, 8 AM to 12 PM and 1 PM to 2 PM; after hours, contact the County Sheriff at 1 408-299-3233. Sandbags can be obtained at the Santa Clara County Municipal Service Center at 707 Fremont Ave. Los Altos. There are sandbag sites around the area during storm season. This information is also on our website: [sanantoniohills.com/resources/issues/storm drain backup and sandbags](http://sanantoniohills.com/resources/issues/storm%20drain%20backup%20and%20sandbags).

**Emergency Training** In the case of extreme disasters, the first response will be to heavily populated areas and to highly damaged infrastructure. In areas that are less populated or spread out, such as our area, it may take days before emergency personnel arrive in our neighborhoods. From power outages to major earthquakes, there are ways that you can be ready. The Los Altos Fire District offers two free workshops to residents: Personal Emergency Preparedness (**PEP**) and Community Emergency Response Team (**CERT**). For more information on these programs, visit the Fire District's website @[www.lahcfd.org](http://www.lahcfd.org).

**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.**

**Reminder** Please drive safely through our neighborhood, and call the sheriff's office when someone or something seems out of place. 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**. **They welcome your call.**

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.