

SAN ANTONIO HILLS, INC.

HOMEOWNERS' ASSOCIATION

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

SPRING 2016 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. 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. **2016 Dues \$35.00**

If you received this newsletter addressed to **Resident**, it is due to the fact that we do not know the present owner or tenant at this address. 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, include the owners' name and address. Please return it in the enclosed self addressed envelope. Your assistance in helping keep our database current is appreciated.

INTERESTED IN RECEIVING INFORMATION VIA E-MAIL?

Our redesigned website offers various types of information. You can now sign up to receive e-mail alerts on pertinent information, i.e. delay on the construction of the bridge. Go to our website, sanantiohills.com, and on the bottom right hand side, you will see the icon follow. Click on it and join.

The next step is to build an e-mail list that can be used to send out short newsletters with information on activities that may impact our area. If you are interested in having your name on such a mailing list, please send your name and email address to sanantiohillsinc@gmail.com. We will not share your information. Since there are only two newsletters a year, visit our website, sanantiohills.com, to view updates and information.

In the Newsletter

Annual Meeting & President's Report

Avenidas

Land & Loyola Corners

Loyola Bridge Update

Supervisor Joseph Smitian

Report of the Annual Meeting held on February 10, 2016

The meeting was opened by Dick Blanchard. Ted Brown verified that quorums existed necessary to conduct the annual meeting. Dick introduced the present Board members and their duties. The minutes of the 2015 annual meeting were read and approved. Glen Balzer presented the 2016 Treasurer's Report.

Election of Officers San Antonio Hills includes two areas separated by I-280. The area below consists of two thirds of the residents and the area above consists of the balance. The nine members are distributed to match the population: six living in the lower with three in the upper. Both areas are divided geographically as well as by population to fully represent all residents. When a seat becomes vacant, the Nominating Committee seeks a resident that lives in the unrepresented area, supports the CC&Rs, and interested in maintaining the character of SAH.

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

President's Report *Website* Dick thanked Sarah Granger for designing our new website. It contains information on San Antonio Hills, Inc, and your representative; information of interest to our Community; and information on contacting other people and organizations. *CC&R Review* There are 1100 lots and 95% have CC&Rs. These CC&Rs have been found enforceable and applied as recently 1998. Homeowners should submit County approved plans to SAH for review. *2015 Board Activities* Participated in meetings concerning the redevelopment of Loyola Corners; kept in touch with the County on bridge construction; identified the correct point-of-contact at the County for overflow and flooding issues; provided information on the location of manhole covers that caused uneven road surfaces; and had sphere of influence discussions with the cities of Los Altos and Los Altos Hills.

Dick Scott - Avenidas is an independent, non-profit, organization, and is one of more than 200 senior "villages" nationwide. The senior village concept came into existence for more than 45 years ago, and is a way of providing services to seniors. It began in the Beacon Hill neighborhood of Boston, where a group of seniors wanted to stay in their homes, but needed help to do so. Avenidas provides support, information, classes, recreational programs and social events to enrich the lives of older adults. Avenidas receives financial support from the City of Palo Alto but raises additional funds to carry out its programs. Avenidas consists of villages and clusters, which operate under the auspices of Avenidas

In our area, the **Avenidas Village** began operation in 2007, and was the first Village on the West Coast. It currently has 425 members in clusters to bring neighbors together. The Village is guided by an Advisory Council elected by members. Members pay annual dues (\$3.00/day), and are served by a small professional staff that provides assistance and guidance as seniors confront health or home issues. Members also have access to services on a fee-for service basis, as well as all the Avenidas benefits and activities. More importantly is one phone number to call for assistance 24/7. The annual fee and costs are small when compared to cost of retirement residences and facilities. For more information call 650-289-5405 or visit their website: avenidasvillage.org. Dick Scott and his wife, Joy, stayed to answer questions.

Loyola Corners - Teresa Morris & Katherine Wurzburg of Los Altans for Neighborly Development (LAND) presented information on their group and their goals. LAND is a group of Loyola Corners residents and was formed over 10

years ago. Their goal is to protect the intent of the Loyola Corners Neighborhood Commercial Specific Plan (LCSP). It supports appropriate new development, communicates its concerns to the City Council, city staff and planning and transportation commissioners by speaking at meetings, writing letters and gathering signatures on petitions to communicate the residents' desires to the city. They are the counter-balance to developers in project proposals.

Developers have proposed massive 3-story mixed-use building at 981-995 Fremont (from Tom's Depot to the Arete Dance Studio), with two floors of residential. Another developer proposed a 3-story building at 999 Fremont Avenue (Loyola Beauty Salon). Due to LAND's efforts this proposal was rejected, and the City Council has imposed a moratorium on new development. The City is considering modification of the Loyola Corners Specific Plan. The moratorium will be lifted when the plan is revised.

LAND wants the City to follow the specific plan: fix traffic flow and parking; encourage retail and service businesses with ample parking; 2-story, 30 foot high building with proper setbacks; consider human scale, mass and bulk, noise, traffic, bike safety; be consistent in style and feel of the neighborhood.

They want us to help them by supporting Loyola Corner businesses, contacting Los Altos City officials about what you want at Loyola Corners and to join LAND for important updates. For more information please contact Teresa Morris, 650-303-8728, land_losaltos@yahoo.com or Katherine Wurzburg, 650-949-3170, Katherine@wurzburg.us.

Loyola Bridge Update Michael Murdter Before beginning the update, Mike talked about the recent repaving of our streets and the manhole covers that were causing uneven road surfaces. The manhole covers are usually the last work to be done. This work is now underway.

Mike then presented the bridge update. The first slide showed an aerial view of the old bridge, followed by the project concept plan. In each direction across the bridge, the project adds a left hand turn to the through lanes, as well as bike lanes and sidewalks. The next several slides showed the bridge in various stages of construction.

Future Project Schedule: The traffic on the bridge will be shifted to the newly completed north side of the bridge about mid-March so that work can begin on the south side. **Project Completion** April 30, 2016 with contract completion of June 30, 2016 – weather permitting.

SAH had asked him if he knew the status of the City of Los Altos Fremont Bridge. He learned that the contractor encountered a large utility bank in conflict with a storm drain system and that the project is currently delayed pending a design change. He has viewed the site and believes the Fremont Bridge probably will be completed at roughly the same time as the Loyola Bridge. Mike told the audience that members of his staff were present, and will be staying after the meeting to answer any questions.

Santa Clara County District 5 Supervisor Joseph Simitian began by noting that, unlike city councils that are elected at large, county supervisors are elected from the area they represent. He named the areas he represents which includes San Antonio Hills, and that he has represented our area for 19 years: first 4 years as Supervisor; 12 years in the California State Assembly and the last 3 years as Supervisor. He learned early on that if he doesn't represent our area, no one will. He feels that the county works well and uses our money well. He said that navigating the county system can be confusing and he and his office are here to help. He reaches out to his constituents by having sidewalk meetings during the year, phone town hall meetings and direct calls from us or through the website. He then asked all the County personnel to stand up, and introduce themselves. There was a dozen representing different departments: planning, fire district, Sheriff's office, administration and roads and airports. All are named below.

He then opened the floor to questions. One woman stated that she tried to reach through the website and couldn't contact him. He was concerned since this was a new system and referred her to his staff. Another resident wanted to thank him for a new stop sign. Joe was pleased that it was a good result. He then told us about when he first met Mike Murdter when they both were new to their jobs; Mike as Director and he as Supervisor. Joe said he has a good working relationship with the Roads Department

Joe Smitian – continued

A question was raised about annexation. He told us that this issue comes up almost every year. He supports a group who want to annex if there is a consensus; does not want to push areas that don't. Over the years he has learned that unincorporated areas want more services, less government. At this time, this area has not reached a consensus to be annexed. When it does, he will assist us.

A questioned was asked about underlying lots. He explained that under an existing piece of land there could be an underlying lot, and these lots are legal under state laws. About 1998, an issue arose in our area where developers were building multiple homes because of underlying lots. He was able to put a moratorium in place to stop further development, while discussions and meeting were held which led to new rules to ease the situation.

He was asked about CC&Rs regulations and County building rules and guidelines. He said that sometimes the two are the same, and sometimes they are not. If they do not match, the more restrictive applies.

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: Kristine Zanardi, Policy Aid
Roads & Airports Director Michael Murdter; Dawn Cameron Deputy Director, Infrastructure Development; Jay Johnson, Senior Construction Inspector; Masoud Akbarzadeh, County Traffic Engineer; Amir Douraghy, Associate Civil Engineer; Ron Jackson, Deputy Director, Roads Maintenance; Jose Vega, Road Operations Supervisor, West Yard.
Sheriff's West Valley Patrol: Division Commander Captain Rick Sung
County Fire Department: Deputy Chiefs Steve Prziborowski and Tony Bowdan
Planning Kirk Girard, Director Sylvia Gallegos, Deputy County Administrator
Consumer & Environmental Protection Agency (CEPA) Amy Brown, Director; Lisa Rose, Senior Management Analyst, (Recycling & Waste Reduction) The following are with Green Team, the new garbage hauler for our area: Bret Faulkner, Jeff Smith and Beverley Dokken.

Do you have old area photos from the 40s, 50s, and 60s? We would like to add a copy to our archives. Your original photo will be returned to you. Please contact Pete McSweeney, 650-948-4783. Thank you.

The 2017 Annual Meeting is scheduled for February 22nd

Please remember to return your dues. An envelope is provided for your convenience.

Visit our website, sanantoniohills.com, for information about your community.