

SAN ANTONIO HILLS, INC.

HOMEOWNERS' ASSOCIATION
Founded in 1941 - Incorporated in 1947
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. 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.

NOTICE OF ANNUAL MEETING Wednesday February 28, 2018 - 7:30- 9:00 PM Los Altos Golf and Country Club 1560 Country Club Drive

NOTICE

Whereas on or before February 14, 2018, 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 has been 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, Ravensbury Avenue, Rancho Park San Antonio and Permanente Creek.

The Association's annual dues are \$40.00. 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 \$40.00.** 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 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

Nelson Hansen President's Report	Tony Bowden Chief/Fire Prevention Fire Safety in a Vegetated Landscape	Representative for Supervisor Joseph Simitian County Update
-------------------------------------	---	---

Articles of Interest **Wireless Communications**
Tree Preservation and Removal Ordinance Revisions
Fire Safety
Door to Door Solicitors
San Antonio Hills 2017 Activity Review

Annual Meeting Agenda Wednesday February 28, 2018

7:00 – 7:30 PM	- Sign in, pay dues, and enjoy coffee, cookies and conversation with your neighbors and friends.
7:30 – 9:00 PM	- Call meeting to order
	- 2017 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)	650-948-4783
Ida Crawley	Membership	Frontero Avenue	(lower)	650-941-7346
Glen Balzer	Treasurer	Magdalena Avenue	(upper)	650-917-0703
Nelson Hansen	President	Oakridge Drive	(lower)	650-941-5406

Directors with one year remaining are:

Lyle Hornback	Director	Mora Court	(lower)	650-948-3197
Ted Brown	Director	Country Club Drive	(lower)	650-948-6954
Richard Blanchard	Vice-President	Mora Drive	(upper)	650-948-3073
Todd Trowbridge	Secretary	Par Avenue	(upper)	650-949-1059
Lee Shahinian	Director	Country Club Drive	(lower)	650-948-1917

Speakers

Nelson Hansen – Association Report Introduction of Board Members, Review of Board Activities in 2017, and introduction of the speakers.

Tony Bowden, Assistant Fire Chief This past year has been one with heavy fire losses in both northern and southern California. Living adjacent to an Open Space District, you may have wondered “Can it happen here?” Based on history, the right combination of wind conditions and a small fire at a strategic location could result in a fire that sweeps out of the hills, burning both vegetation and homes. Lessons learned from the recent fires on how to create a defensible perimeter around your houses will be discussed by Chief Bowden

He began his firefighting career with the Los Altos Fire Department in 1996, and joined the County Fire organization later that year when the City of Los Altos and the Town of Los Altos Hills contracted with County Fire for service. He holds a BS degree in Fire Administration, and is a state certified Fire Officer, Chief Officer and Fire Instructor. As Deputy Chief of Training, he served as the Department’s Health and Safety Officer, manages overall training and career development for line personnel, volunteers and explorers. His past assignments have included: Firefighter/Engineer, Paramedic, Fire Captain, Safety Officer, Training Captain, Battalion Chief and Communications Officer.

Supervisor Joe Simitian is not able to attend the meeting this year due to a conflict in his schedule. Supervisor Simitian is involved in a committee of county executives to address issues between counties and the federal government, and is in Washington, D.C. at this time. A representative from his office will be present to explain the role of the Supervisor’s office. Also present will be representatives from Roads and Airport, Planning, Code Enforcement, and Safety. A person from each department may say a few words as appropriate, and to answer questions after the meeting.

Articles of Interest

The following items were posted on our website in December 2017. Since the posting, both revisions were presented to the Planning Commission at its December meeting. The Commission continued both projects. The proposed wireless ordinance revisions will be presented again at the February 22, 2018, meeting. The Planning Commission continued the Tree Ordinance revisions to an uncertain date. The County Counsel is reviewing the Tree Ordinance revisions. Once the review is completed, staff will bring the updated Tree Ordinance to the Planning Commission. We will monitor the situation, and make changes on our website as appropriate.

Wireless Communications

Santa Clara County is proposing the following modifications to its Zoning Ordinance pertaining to the Wireless Telecommunication Facilities regulation as follows:

- Modifying the permitting requirement for different types of wireless telecommunication facilities
- Updating applicable standards and findings to be consistent with State and Federal requirements such as:
 - Incorporating definition of "substantial change," and
 - Implementing "shot-clock provision"

For additional information regarding the proposed changes, please visit the County Planning Office website at <https://www.sccgov.org/sites/dpd/PlansOrdinances/Zoning/Pages/Wireless.aspx>. Contact Pamela Wu, at (408) 299-5775, pamela.wu@pln.sccgov.org, if you have any questions.

Tree Preservation and Removal Ordinance Revisions

Santa Clara County is proposing the following modifications to its Tree Preservation and Removal Ordinance as follows:

1. Tree removal located in Urban Residential Zoning districts (R1, R1E, R2, R3, and RHS) to require an administrative tree removal permit. All residential lots in the San Antonio Hills are zoned R1E. As proposed, this ordinance will apply to our lots.
2. A Woodland Clearance Permit to be required for the removal of 10% or ½ acre of tree canopy coverage (whichever is less) in Agricultural Ranchlands and Hillside Zoning districts
3. Proposed fee for administrative tree removal permits
4. Tree removals on County property require noticing to the Clerk of the Board 60 days prior to proposed tree removal

Please visit their website at <https://www.sccgov.org/sites/dpd/Iwantto/Build/Pages/TreePreservation.aspx> to view the complete revised ordinance and for additional information. You can also contact Joanna Wilk either at joanna.wilk@pln.sccgov.org / (408) 299-5799.

Fire Safety The following article is a recap as reported by KSFN News December 2017 and is shown in conjunction with the presentation by Assistant Fire Chief Tony Bowden.

The U.S. Forest Service announced that an historic 129 million trees on 8.9 million acres have died due to drought and bark beetles in the state of California. The dead trees continue to pose a hazard, and even though there were record rains last winter, the effects of five consecutive years of severe drought, bark beetle infestation, and rising temperatures have contributed to the historic levels of trees dying. The number of dead and dying trees continues to rise. It is apparent from survey flights this year that California's trees have not yet recovered from the drought, and remain vulnerable to beetle attacks and increased wildfire threat that put at risk communities and firefighters if a wildfire breaks out.

The Forest Service will continue to focus on mitigating hazard trees and thinning overly dense forests so they are healthier and better able to survive stressors like this in the future. So far, California's Tree Mortality Task Force (TMTF) has felled or removed over 860,000 dead trees. The TMTF is made up of more than 80 local, state and federal agencies and private utility companies, and are focusing their efforts on high hazard areas. They are increasing the pace and scale of prescribed burns to reduce dense areas of dead trees. This effort requires cooperation between public, non-profit and private entities. By working together progress toward a goal of healthier, more resilient forests that benefits all of California can be made. California's forests are a critical part of the State's strategy to address climate change

Door to Door Solicitors The sheriff's office recently put out an advisory about fraudulent door-to-door salesmen. For our unincorporated neighborhood, the County **does NOT** issue solicitor's permits. If the solicitors say they have a permit, they are being untruthful. **Exception: Religious and political solicitations are allowed.** Individuals with a non-profit religious organization or with political messages (like get out the vote) are covered by free speech protection."

The Sheriff's Office advises that most of the door-to-door solicitors are fraudulent and follow a pattern. Groups of people are driven to the area by van and dropped off to go door to door selling magazine subscriptions, tree or yard services, home energy audits, etc. The Sheriff's Office has found that about 90% of these people have outstanding police warrants! Many are casing the area for future break-ins.

Do not let them in your house nor open the door. Speak to them through the closed door so they know someone is home. If the person claims to be a child of a neighbor you've never heard of who lives up the street, ask them for identification with an address. Call **911**; from a Cell Phone: **408-299-2311** to report any solicitor activity.

2017 Activity Review

The Board meets on a regular basis to conduct routine business and to address matters from the neighborhoods. Following are some highlights.

California Water Service Board members continued to work with Cal Water on their project to update the water mains on Loyola Dr, Esberg Rd, Mora Dr, Terrace Drive and Lundy Lane, and with the County Roads Department to insure the roads are back to good condition.

Villa Drive, Country Club Drive, Loyola Intersection To insure safety on our roads, the board worked with the County Roads Department to change the yield signs at the Loyola intersection to stop signs and to prohibit parking on curved portions of Villa Drive and Country Club Drive.

Loyola Corners Over the past two years, board members have attended numerous meetings regarding the City of Los Altos modification of the Loyola Corners Specific Plan, and supported the Los Altos for Neighborly Development (LAND) group. The City has not made all the decisions on Loyola Corners. One decision that would affect SAH is A Street. At this time, it appears A Street will remain a two way street. The Board will continue to monitor the modification of Loyola Corners project.

Overgrown Lots that were reported to the Weed Abatement Department of the County in 2016 have mostly been cleared. The Board will continue to monitor the situation.

Air Flight Noise After attending FAA sponsored meetings, the Board supported the decision to return the airplane flight path to the old route, but the FAA has not yet made the change.

License Plate Readers In 2016, as a result of increase crime in their area, the City of Los Altos Hills (LAH) decided to look into placing readers through out their City. The Board worked in concert with LAH. There wasn't movement on this in 2017.

Neighborhood Construction The approval Committee continues to work with owners' on construction projects to maintain building standards and CC&Rs in our neighborhoods.

Website Maintained and updated our website.

Refuse and Recycle Containers

This information is a brief description of the Santa Clara County Solid Waste Program Ordinance, Section B11-189 Refuse Container Requirements; item g.

It is the responsibility of the residents to place all containers on the street as instructed by the Garbage Company not more **than 24 hours before the time of pickup and to remove the containers within 24 hours after collection.** The containers must be stored in a less conspicuous area of the residence so not to create a nuisance to other neighboring residents. The board has received many complaints from residents concerning non-compliance by their neighbors. To file a complaint or to obtain information, contact Integrated Waste Management, 408-441-1198.

Reminder Please drive safely through our neighborhood, and remember to keep your doors locked and alarms on when you leave your house. Call the sheriff's office when someone or something seems out of place. The deputies would rather come out on a false alarm than miss someone trying to commit a crime.

Santa Clara Sheriff's Office phone numbers: Emergencies or Suspicious Activity call **911**; to call 911 from a Cell Phone: **408-299-2311**. Non-Emergencies: **408-686-6600** **They welcome your call.**

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.**

Don't forget to mail in your dues of \$40.00 and proxy. - Thank you.

Please visit our website for topic updates.