

SAN ANTONIO HILLS, INC.

HOMEOWNERS' ASSOCIATION
P. O. BOX 54, LOS ALTOS, CALIFORNIA 94023
www.sanantoniohills.com

SPRING 2021 NEWSLETTER

Our Association represents the homeowners of the unincorporated Los Altos Country Club area. (The Los Altos Country Club area is bounded by Foothill Expressway, Magdalena Avenue, Ravensbury Avenue, the Open Space District, and Permanente Creek.) **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 to identify 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, remember 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.

Membership in the Association is open to owners/residents and non-owner residents. The 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. An envelope is provided for your convenience. You can also pay online at our website: sanantoniohills.com. *Thank you for your support.*

Annual Meeting Update **The Los Alto Golf and Country Club may be allowed to resume hosting events in the early summer but with reduced capacity. However there is no certainty as to the date or to the allowable number of attendees. For this reason, the San Antonio Hills 2021 Annual Meeting has been cancelled.**

The 2022 Annual Meeting is scheduled for Wednesday, February 16th.

The San Antonio Hills Board of Directors has remained active, in spite of the limitations imposed by Covid-19. Board of Director meetings are being conducted using teleconferencing instead of meeting in person. The primary focus of the Board of Directors has remained the review of construction projects in San Antonio Hills, communicating with both departments and officials of Santa Clara County on items like street maintenance and traffic signs, and working to address and resolve neighborhood issues.

Lee Shahinian recently resigned from the board. Lee has been a valued member of the board since 2011. The Board wishes to thank Lee for his contributions and wish him well in his future pursuits.

The Board welcomes Bridget Morgan to the Board. Bridget is a longtime resident, and we look forward to working with her. She is coordinating the effort in San Antonio Hills to address SB9 and SB 10 issues.

State Senate SB 9 and SB 10 This information is provided to better understand possible changes in zoning laws that may impact our communities.

These two Senate Bills, introduced in Sacramento during December 2020 and now under consideration by several State Senate Committees, are proposing to curtail the ability of cities and counties in California to establish and enforce their own local residential densities, single family residential zoning laws, and building permitting requirements.

Senate Bill 9, introduced by State Senator and President Pro Tempore, Toni Atkins of San Diego, would allow a developer to split any size lot currently zoned for Single Family Residence into 2 lots of equal size. Under SB 9, four stand-alone houses or two duplexes, plus an ADU on each, could be built on the two new lots. Also, Building Permits for the new housing units allowed under SB 9 must be issued ministerially by a City or County with no Public Hearings, no Environmental Reviews, and without consideration of the impact on infrastructure such as roads, utilities, sewers, and parking.

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State Senate SB 9 and SB 10 – continued

Senate Bill 10, introduced by State Senator Scott Weiner of San Francisco, would let a simple majority on a City Council or a County Board of Supervisors overturn voter-approved ballot initiatives that protect open space and land, or that protect neighborhoods on issues such as height limits. SB 10 would also allow City Councils, by a simple majority vote, to up-zone any Single-Family Residential neighborhood to allow 10-unit apartment buildings to be built in such neighborhoods regardless of existing zoning or a city's General Plan.

Many cities, counties, 100's of neighborhoods, and civic organizations up and down California have gone on record opposing SB 9 and SB 10. Locally, the City Councils of Los Altos Hills, Los Altos, Palo Alto, Saratoga, and Cupertino have passed resolutions opposing SB 9 and SB 10. The California League of Cities has issued a statement opposing SB 9 and SB 10 as written. The great worry is that, despite intense opposition, there is a good chance these two bills will become California law by the end of this current legislative session in Sacramento. Two similar bills proposed during the previous legislative session passed out of both the Senate and the Assembly but for technical reasons, failed to become California law.

It is imperative for all who are opposed to SB 9 and SB 10 to make their voices heard by our elected representatives. Our State Senator Josh Becker can be reached at: 1) his District Office -- 1528 South El Camino Real, Suite 303, San Mateo, 94402, telephone number 650-212-3313; 2) his Capitol Office – State Capitol, Room 3076, Sacramento, 95814, telephone number 916-651-4013; or 3) by sending an email to senator.becker@sen.ca.gov. Our State Assemblyman Marc Berman can be reached at: 1) his District Office, 721 Colorado Avenue, Suite 101, Palo Alto, 94303, telephone number 650-324-0224; 2) his Capitol Office, State Capitol, 942849, Sacramento, 94249, telephone number 916-319-2024; or 3) by sending an email to assemblymember.berman@assembly.ca.gov.

For your convenience, following is a list of the present board members, and the area they represent.

Nelson Hansen*	President	Oakridge Drive	(lower)	650-941-5406
Richard Blanchard*	Vice-President	Mora Drive	(upper)	650-948-3073
Todd Trowbridge	Secretary	Par Avenue	(upper)	650-949-1059
Glen Balzer	Treasurer	Magdalena Avenue	(upper)	650-917-0703
Ida Crawley*	Membership	Frontero Avenue	(lower)	650-941-7346
Ted Brown	Director	Country Club Drive	(lower)	650-948-6954
George Mellis*	Director	Topar Avenue	(lower)	650-544-4234
Katherine Wurzburg	Director	Terrace Drive	(lower)	650-949-3100
Bridget Morgan	Director	Eloise Circle	(upper)	650-948-4793

*Member - Approval Committee

We Need Your Help to Keep Our Database Current If this newsletter was addressed “to resident”, it is due to the fact that we do not know the present owner or tenant at this address. Are you an owner or resident moving into or out of San Antonio Hills? In these instances, please take a moment and send an e-mail to sanantoniohills@gmail.com. Please include your name, street address, whether you are the owner or renter. If a renter, please provide the owner's name and address. If you are moving, please provide the new owner's name if possible. **Thank you.**

The 2022 Annual Meeting is scheduled for February 16th.

The San Antonio Hills Inc., Homeowners' Association is your window to community activities, safety, and construction compliance. Join today and your inputs will help make our community a better place to live.

**Please remember to return your \$40.00 dues. An envelope is provided for your convenience.
You can also pay online at our website.**

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