



Neighborhood News

A Word From Our President (of BHHOA)...

Dear Bollinger Hills Residents,

It's been a great summer, and Fall is definitely in the air -- I hope everyone had a wonderful summer and had a chance to take a vacation (or two). We continue to move forward with our refurbishment plan for the tennis courts. We have received information and bids on the project, and I hope to have a contract signed before the end of the year, with renovation to be done in the spring. I'd like to thank our maintenance chair **Jim Ducharme**, and "tennis liaison" **Al Schlenker** for their assistance in this effort.

I'd also like to extend my thanks to **Karen Hilliard** for her service on the Board of Directors -- Karen needed to leave the Board mid term, and the Board has filled the remaining 9 months of her term by electing **Renee Rovai**. Renee was serving on the Bollinger Hills Architecture Rules Committee (ARC), and with her election to the board, Renee has stepped down from her ARC seat, which is now open (please see notice in this newsletter).

On the home front, it looks like the "natural" cycles of real estate are with us. I've grown up in the Bay Area, and I have seen the cycle many times. Cool periods are always temporary, as are extremely hot periods. The last cool spot (early to mid 1990's) allowed me to afford the "move up" to Bollinger Hills, and this time period will no doubt present opportunities for new families. Things will get hot again -- it always does! Please feel free to contact me via email at victorpetersen@sbcglobal.net if you have any questions.

Since the next newsletter will be published early next year, please allow me to extend to all of you (on behalf of everyone in the BHHOA organization) a **Happy Holiday Season!**

Sincerely,
Victor Petersen, President BHHOA

Next Board Meeting

November 8, 2006 @ 7:30pm
Bollinger Hills Cabana

*Future Meetings Held
7:30pm 2nd Wed/Month
(check www.bollingerhills.org for any date changes)*

All homeowners welcome!

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The BHHA Architectural Process

You may have noticed that many property owners in the Bollinger Hills community are investing in structural upgrades or maintenance projects for their homes. Landscaping projects are very common, and new paving technologies that provide an attractive alternative to the original concrete driveways and sidewalks are being installed. Many roofs have reached an age where replacement is required.

It is important to remember that these types of projects require the review and approval of the BHHA Architectural Review Committee (ARC). This committee, sanctioned by CC&R Article V, exists to protect property values and retain the character of our community neighborhoods. You must complete and submit a Request for Architectural Approval prior to the start of any project that includes:

- *Exterior modifications, alterations, or other architectural changes to a home that will be visible from the street. This includes major landscaping projects.*
- *Replacement of the front door, the garage doors, and any windows visible from the street.*
- *Replacement of roof and gutters.*
- *Replacement of the mailbox.*
- *Replacement or construction of any fence.*
- *Replacement /addition of sidewalks and driveways.*
- *Painting of stucco, siding, trim and exterior doors.*
- *Construction of any shed or storage structure.*

Failure to submit a Request for Architectural Approval to the ARC may result in fines, stoppage of work, and/or enforcement of CC&R provisions to reverse work already started or completed.



The Request for Architectural Approval form and the BHHA Architecture Rules are available on the BHHA website (www.bollingerhills.org/architectural.htm). The website also includes specific information about roof and mailbox selection. Please refer to the rules when planning your project, as adherence to the rules will help to ensure an issue-free and speedy review process.

Although we can often provide an answer within seven days, the review process can take up to 30 days, especially for major home remodels or landscaping projects. You will be advised of the committee's decision by mail.

If you have questions during the planning of your project, please feel free to contact the ARC by calling (925)415-0847 or sending email to arc@bollingerhills.org.

By Phil Mentz

www.bollingerhills.org

I am beginning a series of tips on www.bollingerhills.org/ccrs.htm to help residents comply with CC&R rules. Topics will include lawn, landscaping challenges (including rodent damage), paint and exterior finishes, etc. I will be soliciting input from other residents, who are expert in some of these areas. We have professional landscapers in the development who no doubt can contribute some helpful expertise. If you would like to contribute something in an area you think may be helpful, please let us know by e-mailing ccr@bollingerhills.org.

We have been victims of vandalism once again, most recently in the form of graffiti on the park equipment in our common area. One step we are taking to pull together residents and watch out for one another, is to form a mailing list advising residents immediately of any known crime incidents. We did this once before and it is maintenance intensive. However, I am resurrecting this service because we simply need to establish superior communications amongst ourselves to make the development as safe and secure as possible. If you wish to be advised of crime incidents, please let me know. You can best do this by sending e-mail to ccr@bollingerhills.org, and requesting that you be on the mailing list for any advisements regarding crime in the development. Only one thing is asked in return. Please let us know of any suspicious or criminal activity you are aware of in the development, whether it is at your house, in the development, the cabana area, etc. Your cooperation will make a positive difference for everyone.

CC&Rs

Beginning with this newsletter, we will be reporting on the activities of the CC&R Committee. We hope this will give all owners better insight into the work we do and the benefits realized. The following information is for the period of July - September 2006. In the future, we will be reporting on successes, where compliance has been achieved. In the vast majority of cases, people respond favorably, and take action to correct the problem. Sometimes, the owner and the CC&R Committee work together in unusual circumstances. As the data shows below, without CC&Rs and diligent enforcement, the look and feel of the development may very well change to something less attractive.

A few things about the data below. Many kinds of violations are first handled with a courtesy letter. Some are not, such as with vehicle violations. This is why there is no data for those items. Fines, legal action, only come after enforcement letters and other actions have taken place, without the desired results. We will be reporting on "successes" in future newsletters.

Description	Courtesy Letters	Enforcement Letters	Fines, Legal, etc.
Landscaping & Lawn	29		1
Commercial Vehicles			3
Recreational Vehicles		11	1
Fence Maintenance	3		
Trash and Debris		1	
Garbage Bins	6		1
Paint	1		
Mailbox Condition	4	1	
Misc Maintenance	1		
Noise, Nuisances	1		
Total	45	13	6

In an effort to help people comply with some common challenges, we will be posting some useful information on the Bollinger Hills website. See <http://www.bollingerhills.org/ccrs.htm> for more information.

What's Happening at the Pool...

It's been a great pool season, but all good things must come to an end. The pool will close sometime in October and the date will be posted on the pool gate one week in advance. Many thanks to the lifeguards for a great season! Each year we have a rescue or two, and it's almost always the same scenario! A toddler is in the pool a few feet away from the parent (also in the pool) who's not paying attention!! The toddler goes under and our very observant, lightening quick lifeguard is immediately in the pool handing the youngster back to a confused parent! Please don't let this happen to you.

I'd like to thank **Paul Motekaitis** for being my substitute pool manager. Thanks Paul! Have a great winter, and I'll see you at the pool next summer!



By Victor Peterson

Association Meetings

By Victor Peterson

We hold association Board meetings once a month which are of course open to members. Homeowner attendance is usually very minimal, but on occasion a homeowner is present only to discuss a question or issue they have. Every meeting allows for a brief forum for residents to address the Board. However, this is not an opportunity for residents to add a “walk in” agenda item, nor is it an opportunity to engage the Board in discussion of a personal CC&R matter – those hearings are held separately. Many times a resident’s question can be answered with a phone call or e-mail to the right person. You can select someone from our web site (www.bollingerhills.org), or contact me via my personal e-mail at victorpetersen@sbcglobal.net (that’s with an “E”, not “O”). Alternatively, you may call me at 828-5664. Thank you.

Did You Know...

By Phil Mentz

Over the last few months, we get various inquires that are wide ranging, and this place seems like a logical spot to discuss them briefly.

We have all seen the EBMUD crews repairing water leakage underneath the street. The streets are becoming more lumpy with a patchwork like look. Residents have asked if we can fix the streets. The leaks are a City issue and any inquiries or complaints should be directed them. You can contact the City of San Ramon at (925) 973-2500.

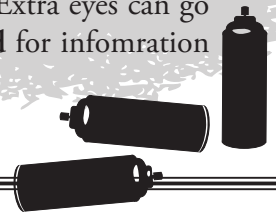
If you have a Sta-Tech thermostat and need assistance using it, getting repair parts, etc, you are in look. See our website at <http://www.bollingerhills.org/statech.htm>. We even have an on-line manual, if yours is missing.

Help Stop Vandalism

Some vandalism does occur every year to Association property and as you can imagine, it is frustrating. The common areas of Bollinger Hills belong to all of us and you can help. First: what problems do we have? Usually it’s damage around the Cabana area. In the summer (especially early summer), we will find broken bottles tossed into the tennis courts and/or parking lot as a result of late night gatherings in the parking lot. We also incur repeated damage to the tennis court fence and wind screen. Some times damage occurs in the pool area with objects being thrown into the pool (recall the previous pool article where a large cement trash can was rolled into the pool).

Recently we had some graffiti done to the play equipment in the park area. The damage can range from hundreds to thousands of dollars per year, but there is also a time cost to vandalism that is spent dealing with the mess that does not directly show up in dollars. How can you help? A few suggestions. First, if you have teenagers, please remind them not to use the Cabana area as a late night hang-out. And, if you drive by the Cabana after closing time (10:00pm) and you see cars/activity in the parking lot, please call the San Ramon Police Dispatch at (925) 228-8282 and ask to have an officer check the area (the Cabana address is 2949 Morgan Drive, or indicate the Cabana is in Morgan Drive, at Seneca Lane). If it’s only a little after 10pm and the Cabana room lights are on, someone is likely cleaning up from a Cabana rental, so please check for that possibility before calling the police. Extra eyes can go a long way to discouraging vandalism. The BHHA Board is offering a **\$500 reward** for information leading to the identification of persons responsible for vandalism in Bollinger Hills.

Thanks for your help!



Money Matters

Financial Summary as of 08/31/2006

<i>Bank of Walnut Creek Checking</i>	<i>3,691.03</i>
<i>Bank of Walnut Creek Money Market</i>	<i>176,180.15</i>
<i>Bank of Walnut Creek MM Reserves</i>	<i>215,957.15</i>
<i>Total</i>	<i>395,828.33</i>

The above is a list of investments. Cash balances are invested in money market accounts at present. We can invest them in treasury bills and notes, money market funds and certificates of deposit as long as we do not incur capital risk. We maintain \$205k in reserves for capital improvements and major repairs.

Dues are due on the first day of each January and July. They are delinquent on the 30th of each of those months as stated in the COLLECTION POLICY. It is important that each homeowner pay his/her dues promptly to enable our Association to continue providing service at low cost and to avoid being charged fees for untimely payments.

We are starting the budget process for 2007. The following shows the percentages of spending in the 2006 budget.

<i>Association Management</i>	<i>17%</i>
<i>Utilities</i>	<i>15%</i>
<i>Landscape Maintenance</i>	<i>21%</i>
<i>Pool Maintenance/Lifeguards</i>	<i>9%</i>
<i>Cabana Management</i>	<i>4%</i>
<i>Insurance</i>	<i>6%</i>
<i>Taxes</i>	<i>1%</i>
<i>R&M and Upgrades</i>	<i>27%</i>

Your Board has many ideas for spending these funds to improve the facilities in our neighborhood. If you would like to have input regarding where these funds are spent and/or prioritizing projects, please contact the Board of Directors in writing at P.O. Box 449, San Ramon, CA 94583 or email them at info@bollingerhills.org. You can also send your comments to me at the same address, Attention: Terry Cunningham or email me at bollingertreasurer@bollingerhills.org.

Holiday Lights Judging

It's tradition... we do it every year!

This year, our neighborhood judging will be on Dec 15th at around 7:30pm (please don't hold us too tight on the time). We'll load up the Suburban with judges and holiday cheer, and make a slow cruise around the neighborhood. Be sure to have all the lights on ('even if no one is home', as the old saying goes). We'll announce the "winners" in the next newsletter, but really, everyone who decorates is a winner!



By Janet Miller

National Preparedness Month 2006

*September is National
Preparedness Month*

Get Prepared. Get Involved.

<http://www.ready.gov/america/npm/index.htm>

San Ramon Valley Fire Protection District, The City of San Ramon, The Town of Danville, and The San Ramon Unified School District along with Red Cross have joined forces to get you prepared. Together they offer Community Emergency Response Team Training (CERT) and Personal Emergency Preparedness training (PEP) training. They are dedicated to preparing the San Ramon Valley in case of Emergency.

YOU also can become a member of our own Bollinger Hills CERT team! Together with your HOA Directors Janet Miller and John Youngblood, a team is forming in our own neighborhood. Will you be ready when the power goes off when the "big one" hits? Will you know how to contact your family members or kids at school? (your cell phones and cordless phones will NOT work) Do you have a plan? Soon a volunteer from the Bollinger Hills CERT team will be conducting a "skills survey," to see where our neighborhood resources are, e.g., residents with specific skills to help in an emergency, location of chain saws, location of residents who have limited mobility, etc. All information will be confidential and used only in an extreme emergency.

Since September is National Preparedness Month we want you to know where you can go for training!

PEP Training is scheduled the first Tuesday of every month at San Ramon Valley Fire Protection District from 6-9pm. This is a condensed version of preparedness if you do not have the time to commit to CERT training. PEP training can also be offered at your school, business, home by scheduling an 8 person minimum with the San Ramon Valley Fire Protection District (925) 838-6600.

Are You Ready?

Today, being prepared and trained for a disaster means far more than it did just a few years ago. All we have to do is look at the natural catastrophes that have occurred around the world recently. Today, being trained means that you, members of your family and members of your community will be prepared for anything nature throws your way. That means less panic, better decision making and self-reliant individuals working together to ensure everyone's safety.

CERT is based on a simple observation: in major emergencies professional emergency services overload immediately. For example, the San Ramon Valley has about 40 firefighters and 16-18 sworn police officers on duty on any given day. That is approximately 60 first responders for a community of 150,000 people, which is adequate for normal emergencies, rescues and crimes. However, if a mass emergency traps or injures just two percent of the inhabitants, there are instantly 2,000 victims, many with major injuries. Telephone lines and connections will fail from overload. Roads, electricity and other services may fail, hampering emergency services and interfering

with fuel and material supplies. So the benefit of trained volunteers to assist our local first responders becomes very clear.

If only professionals responded to that mass emergency and there were 2000 victims, three quarters of the victims could die while waiting for rescue. Most of these deaths could be prevented by simple rescue and first-aid procedures. In these environments, CERT volunteers are far more effective than untrained civilians. With less than 40 hours of training, a volunteer emergency responder becomes qualified to perform about 95% of needed emergency services. This means that 95% of the rescues, life-saving triage and first-aid procedures can be completed in the "golden day," the first 24 hours when rescues and first-aid are most likely to succeed. In a major emergency, the community needs mass emergency services. Although amateurs are not able to work as skillfully as professionals, they are far better than nothing.

The CERT Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. Using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community.

The CERT classes are one day a week for six weeks. The classes are generally held on Thursday nights from 6:00 p.m.-9:30 p.m. Each class offers students the opportunity to actively participate during hands on portions, culminating with a drill on the last day that incorporates what students have learned. The classes take place across the parking lot from Station 38 at the San Ramon Valley Fire Protection District Administration Office located at 1500 Bollinger Canyon Road, San Ramon, 94583.

To sign up for CERT please visit our website at www.srvfpd.dst.ca.us. For questions and requests regarding CERT, please email Emergency Preparedness Coordinator, Danielle Bell at dbell@srvfire.ca.gov.

CERT Schedule:

CERT Class #6

10/26/06 -- Into/Earth.prep/Psychology

11/02/06 -- Suppression / Hazmat

11/09/06 -- Medical

11/16/06 -- Light Search and Rescue

11/30/06 -- ICS/Terrorism

12/07/06 -- ALL -- Drill

One last note...

On October 21st, the San Ramon Valley Fire Protection District along with your Bollinger Hills CERT Team, will be teaming up with the Building Bridges Project and the US Postal Service and participating in a Emergency Preparedness Fair. The Building Bridges project will be making Emergency Preparedness Kits and selling them at cost for the community! It's a great project and I am so excited we can be a part of it.

October 21st 2006

San Ramon Post Office / SRPC -- Parking Lot

8am-5pm

— Neighborhood Bulletin Board —

CABANA RENTAL CHAIRPERSON

(compensated position)

Do you find yourself in the cabana more often than not? Perhaps you would be the perfect person to handle the BHHA Cabana rentals. If you're interested in this opportunity...

Please contact info@bollingerhills.org for more details.

ARC COMMITTEE POSITION OPENING

(non compensated position)

If you have a desire to contribute toward keeping Bollinger Hills a great looking neighborhood, the Architecture Committee may be just for you!

Please contact arc@bollingerhills.org for more details.

NEED ROOF TILES?

Not ready for a new roof yet... just need to patch a few spots? Mr. Goodman, a BH Homeowner, has a surplus of original clay roof tiles & is offering them to you at no charge.

If interested, please pick them up from his backyard at 2796 Morgan Drive..



Complimentary ads available for
"kids' businesses"
(babysitting, dog walking, lemonade
stand, etc.)

Contact Renee Rovai for details
'rrovai@netscape.net'

By Janet Miller

Buyer Beware

Although the majority of contractors and roofers are honest, there are a few out there who are just looking for a quick signature on a contract and another job to line up. Many are quick to say, "Oh this is an approved roof in your neighborhood," or "don't worry about it, there are 5 others just like it in Bollinger Hills."

More and more of us are facing roof replacement, since our neighborhood is starting to age a bit, and more and more roofing contractors are looking for your signature on that contract. Before you sign, PLEASE submit your application with the ARC first! It even states on the City of San Ramon Permit Application that you have to have HOA approval!

Why do we have roofing standards? Many reasons including ensuring quality of the roof that is installed so as to enhance your home and the neighborhood. We are committed to maintaining and increasing your property value and that of your neighbors. A cheap roof just lessens the appearance of your home and adds nothing to the neighborhood. Just because you've seen another cheap roof in the neighborhood, don't assume it means you should put one on also. That roof may have preceeded the ARC standards or may currently be under enforcement action. And NEVER assume that just because a roofer says his is an approved roof, that he is correct. **Always check with the ARC!**



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