

Bollinger Hills Homeowners Association

Post Office Box 449
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www.bollingerhills.org

BOLLINGER HILLS

NEIGHBORHOOD NEWSLETTER

Volume 2014 ~ Issue 2 ~ May 2014

A WORD FROM THE PRESIDENT of Bollinger Hills Homeowners Association

By Victor Petersen
BHHOA President

Greetings everyone! Summer is just around the corner. The pool will be open starting Thursday, May 1st. Previously I had mentioned that we were looking into changing over to an electronic "key fob" type of access in place of the exiting keys. So far, our research has indicated that the cost is rather high, and we will not be switching to this type of system for this pool season. We'll keep looking into it for the future. We have replaced the fence on Derby Drive next to the tennis courts as I mentioned the last newsletter.

I would also like to take this opportunity to thank Marlo for her many years as our Cabana Rental Coordinator. Marlo has decided to step down, and we have selected Mary Teffs as our new Cabana Rental Manager - Welcome Mary! The rental phone number is still the same, and please remember that you can also reserve the group of three picnic tables and BBQ. Just call Mary if you have any questions. Continued on page 2.

See PRESIDENT, Page 2 for more

In This Issue

President's Message	1 & 2
Pool Opening	1 & 5
Crime Prevention	2
Real Estate Corner	2 & 3
Money Matters & Financials	4
Landscape Corner	6 & 7
Cabana News	8
Neighborhood Beat	7
Neighborhood Bulletin Board	9
Contact Us	10

Next Board Meeting

MAY 21, 2014
7:30 PM

Bollinger Hills Cabana

Board Meetings are held at
7:30 PM on the 3rd Wed.
each month
(check www.bollingerhills.org
for any date changes)



Swimming Pool Opening

Thursday, May 1st

Lifeguard coverage will begin
Memorial Day Weekend

If you have any questions contact
Victor Petersen at
victorpetersen@sbcglobal.net



IF YOU NEED TO:

- Look up HOA info.
- Check out latest news.

GO TO:

www.bollingerhills.org
www.facebook.com/BHHOA

**Stay connected with your
neighborhood**

PRESIDENT

continued from page 1

Lastly, after-hours activity in the park continues to be an occasional problem. Parents, please remind your teenagers that the park closes at dusk (about 30 minutes after sunset). The San Ramon PD has stepped up its patrols. Most often the late night visitors don't live here, but I wanted to you know, so you can let your kids know, don't go into the park after dark.

Have a great summer, and if you'd like to contact me, please send me an e-mail. victorpetersen@sbcglobal.net.

Victor Petersen
President
BHHOA

Bollinger Hills Real Estate Corner

By Mike Continillo, BHHOA Director
Neighborhood Watch & Crime Prevention Committee
Broker/Owner at Villa Properties
mike@myvillaproperties.net 925-519-0794

Crime Prevention in Bollinger Hills



We had a great crime prevention meeting at the cabana on February 20th. I hope that everyone who attended found value in it as well. If you were unable to attend, but would like notes and handouts from the meeting I would be happy to send you a copy. Please email me a request at: mike@myvillaproperties.net

While the meeting was informative and gave us all some really great tips there are further steps we can take to make our neighborhood safer. One of the best things we can do is for us to work together, connect with our neighbors and set up neighborhood watch groups. There are no set boundaries for these groups. All you need to do is get out and meet your neighbors and find out who would like to participate. Once you have a group of interested neighbors in your area you can contact **Darlene Kittredge 925-973-2720** and she will work with you to help coordinate your first meeting.

Our Home Values



For most of us the purchase of our home was one of the biggest investments we've made in our lives. Like any investment, we all like to keep an eye on it from time to time to make sure it's value is increasing. In recent years the housing market took a very large hit, and home values declined significantly. The good news is that the market is improving, and we saw some very large price increases over the last year and a half.

So the question of the day is "Where do we stand in terms of home value, and how do we compare with previous levels from before the downturn?" I did some research, and pulled sales statistics from the MLS for all homes that have sold in Bollinger Hills since 2005. This data may not include every sale, as some listings don't get listed on the MLS, but it still gives us a pretty good idea of where values have been and where they are at today. I also included the days on the market stats. Generally speaking, a shorter market time means higher prices.

Bollinger Hills Sales						Days on the Market			
Year	Homes Sold	Average	Median	High	Low	Average	Median	High	Low
2005	14	\$953,885	\$931,975	\$1,255,000	\$849,950	14	9	63	1
2006	11	\$980,709	\$974,950	\$1,168,850	\$829,950	23	15	96	3
2007	14	\$943,853	\$917,000	\$1,166,002	\$785,000	37	16	122	0
2008	9	\$962,772	\$950,000	\$1,339,950	\$762,500	82	87	195	8
2009	15	\$744,748	\$739,650	\$950,000	\$569,900	38	32	110	6
2010	10	\$820,050	\$819,000	\$1,000,000	\$600,000	45	9	169	1
2011	15	\$715,430	\$710,000	\$972,500	\$500,000	35	18	113	2
2012	16	\$697,300	\$711,500	\$800,000	\$540,000	57	19	416	2
2013	20	\$909,310	\$907,500	\$1,150,000	\$785,000	11	8	31	2
2014	2	\$896,500	\$896,500	\$968,000	\$825,000	17	17	29	6

(Information was gathered from the MLS on 04/02/2014 and is deemed reliable, but not guaranteed.)

As you can see from the graph there was a large decline in average sales price from 2009-2012 with 2013 seeing a sizeable increase. There have only been two closed sales this year so the numbers are skewed a little at this point, but all indicators point to further equity growth this year as well. While we haven't quite reached the value levels we had prior to the downturn the prognosis is good and values are trending in a positive direction.

Money Matters

Financial Summary as of 03/31/2014

	Investment
Comerica Checking	20,583.90
Comerica Money Market	70,804.33
Capital One Money Market	360,629.44
Total	452,017.67

The above is a list of investments. Cash balances are invested in a money market account and CD 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 reserves for capital improvements and major repairs. We have other funds in operating and planned spending funds.

Dues are now \$480 per year with \$240 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. Remember that you can use our website www.bollingerhills.org to pay your dues with an additional fee charged by PayPal for this convenience.

With the dues increase we have some major and minor repair and improvement projects planned for the next one to five years. If you would like to know about these or be involved, please notify us at info@bollingerhills.org.

Opt Out of Receiving Statements

We are looking for owners who would like to pay their dues through your bank, PayPal or checks without receiving invoices or statements. Signing up for this will save your association a considerable amount by eliminating the need to send you a paper statement with its cost and postage. You can setup automatic payments through your bank or set up periodic payments via PayPal. Or you may continue to send us checks. If you wish to sign up you must send us an email to bollingertreasurer@bollingerhills.org authorizing to opt out of receiving statements and invoices for dues. If you do this before June 1, 2014 you will be placed on the "do not send statements" list.



Swimming Pool Opening



Thursday, May 1st

Pool Use Reminders

- Children 7 or younger **MUST** be accompanied by a parent.
- Children 8 to 13 **MUST** be accompanied by a parent unless a lifeguard is on duty.
- Children **MUST** be 14 or older to be at the pool without a parent.
- Parents please review posted pool rules with your children.



Lifeguard Openings

Would you like to lifeguard at the pool?



If you have, or are planning to get, your lifeguard certification, working at your community pool is a great summer job opportunity. You can contact me at my e-mail address below.

Have a great summer, and if you'd like to contact me, please send me an e-mail to me.

victorpetersen@sbcglobal.net



We're Still in a Drought – What to Do now?

As we've all heard many times, California is currently experiencing a severe drought. On April 25, Gov. Jerry Brown continued to stress the need for voluntary water reductions, and has ordered HOA's to stop fining residents for failing to water their lawns. He has also asked restaurant owners to stop serving water unless asked. This shows just how much every drop of water counts in a severe drought. Especially with the earlier and longer fire season that result from a drought. He is asking all of California "to do everything humanly possible to conserve".

What does this mean to our BHHOA homeowners? First, if you choose to let your lawn go brown, you will not get notices or fines. If you can't bear to lose the green look, then consider letting the back lawn go brown and keep the front lawn green for appearance, however these three things are crucial:

1. Let the lawn blades grow taller so they keep the ground shaded which reduces evaporation, therefore reducing the need for more water.
2. Irrigate less often and for shorter times. In other words, water just enough to keep the color. If you see water running off into the street, you are definitely watering too much. Established trees, shrubs and groundcover plants with deeper roots need much less water than lawn – water them separate from lawn and adjust your irrigation timing accordingly.
3. Check every part of your irrigation system for leaks, overspray, and watering onto paved areas instead of plants. So much water is lost due to poorly maintained irrigation systems, something that can easily be fixed.

As an HOA, we have been reducing our water consumption yearly by doing lawn removal and plant conversion/irrigation upgrade projects in our common areas where possible. With the cost of water on the rise, this also helps us keep our water bills manageable.

Other water saving ideas

- Consider lawn removal and plant replacement. California Native and Mediterranean plants need almost no water once established since their natural climate is dry in the summer. They also have beautiful colors and textures with some plants that attract hummingbirds and butterflies, allowing the garden to come to life.

- Convert lawn to other use areas that don't need watering such as a patio, paths or sitting area.
- Add 2" of organic mulch covering all exposed soil areas around plants. This helps reduce water evaporation and keeps the plant roots cooler. It also helps prevent soils erosion and adds nutrients into the soil as the mulch breaks down.
- Save inside vegetable rinse water and shower "warm-up" water in buckets to use for watering the garden instead of letting it go down the drain.
- Wash dishes and clothes with full loads, take shorter showers, fix leaky toilets and faucets, and turn off faucet when brushing teeth and shaving.

Check EBMUD website for mulch discount coupons, high-efficiency appliance rebates, free high-efficiency shower heads/faucet aerators, lawn conversion and irrigation upgrade rebates and many more water saving tips.

Neighborhood Beat

What's Going on in Bollinger Hills?



Bollinger Hills Resident Amenities Hours:

Pool Hours: Open Daily 6:00 am to 10:00 pm. Accessible by Bollinger Hills resident key. Lifeguards on duty beginning Memorial Day weekend. The pool officially opens the first weekend in May and closes the end of September dependent on weather. Visit the Bollinger Hills website www.bollingerhills.org for updates.

Tennis Courts: Open daily until dusk (30 minutes after sunset). Accessible by Bollinger Hills resident key.

Park & Playground: Open daily until dusk (30 minutes after sunset). No reservation required.

Cabana: Hours are variable, closes at 10:00 pm. Available daily by reservation only. Reservation, deposit & rental fee required. For complete details, contact the Cabana Manager at 925-556-0747 or visit the HOA website at www.bollingerhills.org.

Dates to Remember:

May 1 ~ BHHOA Swimming Pool on Morgan Dr. opens for the season.

May 21 ~ Board meeting, 7:30pm Morgan Dr. ~ Homeowners Welcome

June 12 ~ Last day of school for San Ramon Valley Unified School District ~ Minimum day

June 18 ~ Last day of school for Venture School ~ San Ramon Valley School District

June 18 ~ Board meeting, 7:30pm Morgan Dr. ~ Homeowners Welcome

July 16 ~ Board meeting, 7:30pm Morgan Dr. ~ Homeowners Welcome

If you have a neighborhood incident or news you'd like to report, please send an e-mail to our Newsletter Editor, Christine Perezalonso at: news.bollingerhills@gmail.com.

Cabana Rental News



Are you planning an event in the near future?

How about a birthday or pool party this summer?

Maybe you are looking for a venue that can host your community meeting?

Do you share a hobby with friends, but your house is too small for everyone to get together at the same time?

Why not rent the Cabana at our Association Community Center on Morgan Drive?

Our Cabana has recently been renovated with new paint, high efficiency LED recessed lighting, wall art, and soundproofing panels. All of this to make the Cabana a more comfortable and cozy place for your next event.

Cabana rental also features new padded folding chairs and lightweight tables for your convenience.

And finally, new patio doors that open onto our pool deck for those summer combination birthday/swimming parties during the warmer weather.

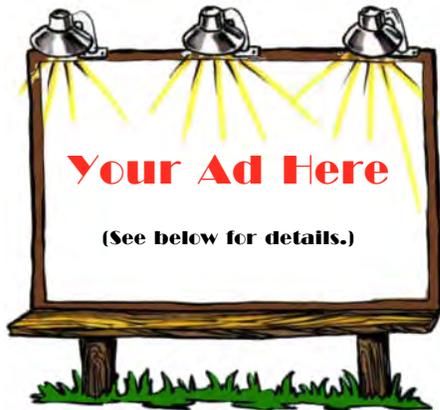
Combine all this with our picnic tables and BBQ pits that can be reserved in our park area, located right next to our wonderful children's playscape, the Cabana can truly fit all of your entertaining needs.

For more information on how you can rent the Cabana for a mere \$20 per day,(plus security deposit) go to the Association's website at www.bollingerhills.org, or you can contact our Cabana coordinator **Mary at 925-556-0747**.

See you there this summer.



Neighborhood Bulletin Board



Bollinger Mom's Club

A social club and support network open to moms who live within the Bollinger Canyon Elementary boundaries with youngest child in kindergarten or younger.

Join the club for:

- Playgroups, kid outings, seasonal kid parties
- Mom's night out & couples dinner parties
- Potlucks & activities for the whole family

For more information contact bmcсанramon@gmail.com



The Dynamic Duo

Bryce and Pierce Woodward



If you are a pet owner & are going on a vacation where you can't bring your pet, you will need somebody to take care of them. We fit the bill. No matter what kind of pet you have (as long as it's reasonable), we can take care of it. We've even given an iguana a bath! So if you need a pet-sitter or want more information, Call ...

925-803-1343

We will be at your service!



Purrrfect Petsitting

By Mason

Cal High Student/Bollinger Hills Resident

925-998-1833

- All animals - big and small!
- Pet feeding, walking & playing
- Plant watering, take out trash
- Retrieve mail and newspapers

References available

Newsletter & Website Ad Rates

Do you have a service or event that you would like to advertise? Place an advertisement in the Bollinger Hills Newsletter.

Newsletter:

Ad size:
 Business card \$25
 1/4 page \$35
 1/3 page \$55
 1/2 page \$70
 Full page \$110

Website:

Ad size:
 Half Banner (234x 60 pixel) \$50
 Full Banner (468 x 60 pixel) \$75

Available Discounts:

- *Place an ad in both the Newsletter & on the BHHOA website & receive \$10 off EACH ad.
- *Prepay Ad(s) for 1 year & receive 25% discount.
- * Ads run FREE for Kid's Businesses under age 18 (baby sitting, pet sitting, dog walking, tutoring, lawn mowing, etc.) Parental consent required. Minor's personal cell phone number cannot be placed in the ad, must provide parent's phone number.

(rates are price per quarter for one publication/color print)

For complete Details & Deadlines, visit our website at: www.bollingerhills.org

To place an Ad, contact our Newsletter Editor, Christine Perezalonso at news.bollingerhills@gmail.com

NOTE: The content in these advertisements are for informational purposes and does not constitute any recommendation by the HOA. Rates updated 09/2013

**Bollinger Hills
Homeowners Association
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San Ramon, CA 94583**



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