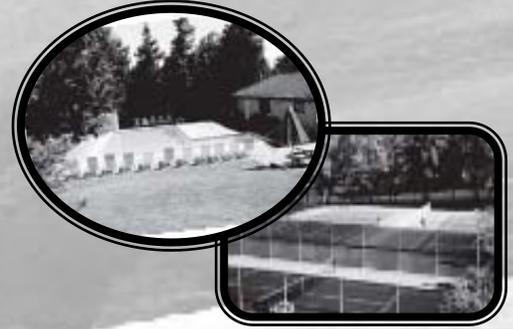


Bollinger Hills Homeowners Association
Post Office Box 449
San Ramon CA 94583
www.bollingerhills.org

Volume 2011 - Issue 3 - November 2011



Bollinger Hills

Neighborhood Newsletter

A WORD FROM THE PRESIDENT of Bollinger Hills Homeowners Association

By Victor Petersen
BHHOA President

Summer has come to a close, and we enjoyed some "Indian Summer" days throughout October. The pool closed for the season on September 30th. I know we have some swimmers that like to continue swimming through the Fall – and even some that would like to swim year-round, but the cost of heat and maintenance of the pool cannot be justified for the minimal usage.

See PRESIDENT, Page 3 for more

IN THIS ISSUE

President's Message.....	1 & 3
Holiday Light Contest.....	1
New Security Lights.....	2
Police News.....	2
Newsletter Going Electric.....	3
Landscape Corner.....	4
Sound Walls.....	5
Neighborhood Bulletin Board....	6
Financials.....	7
Contact Us.....	8

Bollinger Hills

Annual Holiday Lighting Contest

Takes place Friday December 16

Soon it will be time to pull out those Holiday Lights!
On Friday evening Dec. 16th, our judges will be cruising the neighborhood to admire the holiday lights on your decorated Bollinger Hills home!

Rain or Shine - Make sure your Holiday Lights are on.....
and you just may be a winner!

Winners to be announced in the next Newsletter.
Prizes will be awarded to the most impressive displays!



Homeowners....

We Need Your E-Mail Address!

Good News:
Coming in 2012 -
The Newsletter is
Going Electronic.

Read the Newsletter
from your Computer, Laptop,
Smart Phone, iPad, ANYWHERE.

We're Going Green.



See Cost Reduction Program,
Page 3 for details

NEXT BOARD MEETING

November 9, 2011

7:30 PM

Bollinger Hills Cabana

*Board Meetings are
held at 7:30 P.M. on the
2nd Wed. each month*

(check www.bollingerhills.org
for any date changes)

All Homeowners Welcome!



NEW SECURITY LIGHTS



by John Youngblood
BHHA Vice President



The installation of three new security light standards has been completed in the Cabana Common area. Each pole has two high efficiency lights mounted on top. In addition, there are two smaller motion activated lights atop the tennis court fence near the Bocce Ball Court. The large High efficiency lights should automatically come on at dusk and turn off around 3:00 AM.

These security lights were installed at the suggestion of the San Ramon Police Department Crime Prevention Specialists as a way of discouraging night time loitering, drug and alcohol usage, graffiti, littering, property damage, etc.

Our homeowner rules require that the Park area closes at dusk each night (about 30 minutes after sunset when it starts to get dark). Additionally, as a courtesy to the surrounding neighbors, it's important to end all activities by that time.

Thanks to the many neighbors who made suggestions on the final location of the lights. Please contact John Youngblood at 830-1872 if you have any questions.

Be sure to visit the
Bollinger Hills Website at
www.bollingerhills.org

Get the Latest on:

Bollinger Hills Amenities
Newsletters
Contact Info
Cabana Rental
ARC Review Request Forms
Community Emergency Response
Architectural Info
CC&R Info
Pool Rules
By Laws, Rules, & Policies
AND MORE



POLICE NEWS - HOW TO AVOID BREAK-INS

by Bill Rivera
BHHA Director

Our local San Ramon Police Department is diligent in their efforts to make San Ramon a safe place to live. There are also some simple things that residents can do to keep themselves and their belongings safe.

Here are some tips to curb break-ins provided by our local Police:

1. NEVER park on the street – at worst, PARK IN YOUR DRIVE-WAY (closer to house).
2. PARK UNDER STREET LIGHTING where possible.
3. LOCK ALL CAR AND HOME DOORS and “DOUBLE-CHECK”.
4. NEVER LEAVE ANY WINDOW “SLIGHTLY” OPEN – That’s an invitation to enter.
5. NEVER LEAVE ANYTHING ON THE CAR SEATS – No valuables, clothes, papers, ANYTHING.
6. NEVER LEAVE MUSIC DISCS of any kind exposed in the car – not even halfway in the player.
7. KEEP PARKED CARS “MOVING” – Do not leave in the same position each night.



We Need To Hear From You.....

By Terry Cunningham
BHHOA Treasurer

Bollinger Hills Homeowners Association

Cost Reduction Program

The Bollinger Hills Newsletter is going Electronic!



We have started a project to save association funds by becoming as Electronic and Green as possible. When it comes to mailing the Newsletters, the price of paper, printing, and postage is significant. We can eliminate most of that expense by discontinuing the paper distribution of the Newsletter, and replace it with an electronic version posted online at the Bollinger Hills website: www.bollingerhills.org.

When a Newsletter is published, an e-mail will be sent to you with a link to the Newsletter and/or website. Note: We will continue to send a paper copy of the Budgets, Financial Statements, Rules, and Billing Statements.

To make this change possible, the Homeowners Association needs your e-mail address. Our attempts to obtain homeowner's e-mail addresses with the Billing Statements and Pool Key distribution have been helpful, but not enough to complete the database.

Please help with this worthwhile project:

Within the next few weeks, please send your e-mail address to us at info@bollingerhills.org.

Include your Full Name, Street Address, and your E-mail Address to receive Newsletter Notifications.

If you prefer to opt out of this program and NOT receive a Newsletter at all, or if you prefer to receive a paper copy, please indicate your request in your e-mail or include a note on your statement stub.



thanks for your help on this cost savings project!

PRESIDENT

Continued from page 1

By Victor Petersen
BHHOA President

If you have used the pool in the late evening while it was still open or have been in the Park area as dusk approaches, you may have noticed the new Security Lighting we have installed. In the recent years, we have had an increase in undesirable after-dark activity in the Park area, usually from young adults (I'm being kind) who do not live in Bollinger Hills or San Ramon for that matter. The Police recommended that we install lighting to make it less inviting in which to "conduct business" in the dark area of the Park. The lighting has worked well, except some Bollinger Hills residents think the new lighting was to facilitate late night park usage. Sorry, the Park closes at dusk.

Be sure to check out the parking lot at the cabana/pool/tennis court area. It was recently renewed with fresh asphalt. This Paving Project made our parking lot look like new again. You may have also noticed that we completed the painting of the Association's sound walls along San Ramon Blvd. This now completes the wall painting. As we do our part to keep the Bollinger Hills walls in great shape, you can help us too if you live next to the wall. Please read the article in the newsletter by our VP John Youngblood regarding the upkeep of our sound walls.

Look for the next issue of the newsletter in February 2012.



Fall Gardening

As the temperatures cool and we move towards our rainy season, this is a good time to take care of a few outdoor tasks around your property. Here is a handy list of things to do:

- Clean and unblock gutters and downspouts.
- Clear surface drains in your yard and street gutters in front of your home.
- Prune and discard dead tree limbs and shrub branches.
- Rake dead leaves and deadhead perennials
- Reduce watering times or turn off irrigation systems—let the weather be your guide.
- Repair broken sprinkler heads and emitters.
- Replace burned out light bulbs in your outdoor light fixtures.
- Apply slow release fertilizer once temperatures are consistently cool.
- Add cool season color o planning bed and flower pots with annual flowers such as voila, pansies, snapdragons, poppies, primrose.

Tree Replacement Program

We are in the process of implementing a succession tree replacement program. We are now completing crown thinning and removal of diseased and unsafe BHHOA trees along Bollinger Canyon Road and San Ramon Valley Blvd. Over the course of the next three years, we aim to complete new tree planting throughout our grounds using a variety of new tree species that are beautiful and require less irrigation once established.

Pruning on BHHOA Property

As a reminder, please contact our BHHOA Board if you notice any overgrown plants located on HOA property that may be in need of trimming. It is a CC&R Violation for a homeowner to cut back any plants located on BHHOA property. Homeowners will be charged a violation fee and will be required to reimburse the HOA for the cost of the cleanup. We all want our grounds to look beautiful and keep our property values as high as possible. So please contact us rather than taking it into your own hands.



Contact the Bollinger Hills Homeowners Association to report any trimming that is needed on HOA property.

PLEASE DO NOT TRIM PLANTS LOCATED ON HOA PROPERTY.

see "Contact Us" on page 8 for contact info
or go to www.bollingerhills.org



RESIDENTS WITH SOUND WALLS

by John Youngblood
BHHOA Vice President

Recently a number of Bollinger Hills sound wall segments have been found damaged and require replacement. The primary causes for the damage included dirt piles (planter boxes) up against the wall or trees planted too close to the base. The wall manufacturers have told us that these walls were only designed to reflect sound, and do not have the structural integrity to support any load such as a tree or material stacked against them.

A cursory inspection of our sound wall along Bollinger Canyon Road revealed additional “bulging” sections due to dirt piled up on one side on the wall. These sections will fail in a matter of time. The removal and replacement of one 16 ft. section of the wall costs over \$3,500. And normally, the section on either side of the damaged area also requires replacing.

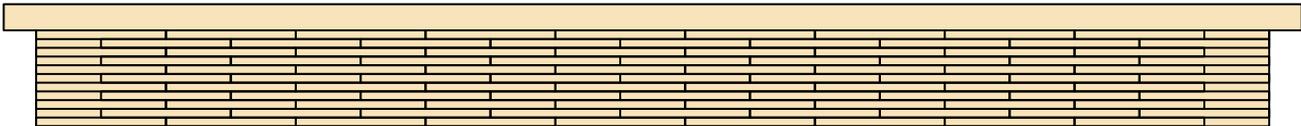
So please inspect your property adjacent to the sound wall and ensure the following:

1. Trees and large shrubs should be planted far enough from the wall so they will not apply any pressure to the wall, including the roots.
2. No dirt over 6” deep or other debris is amassed or piled up against the wall.
3. No structure or fencing is directly attached to the wall.

Not only is the cost of replacement high, but many of the wall sections cannot be replaced with precast panels due to their location. A crane operated from the street is now required to lift them in place. Original installation of most of these walls was accomplished before the homes were completed and access was simpler. Our only recourse in these instances would be to replace the wall with a concrete and block-type construction. This could be even more costly. These costs may become the responsibility of the individual homeowner.

Thank you in advance for quickly alleviating any and all of the conditions that could lead to wall damage. Hopefully, if we eliminate the causes for the damage, we can prolong the useful life of our sound wall, thereby saving individual homeowners potentially costly outlays.

Please contact John Youngblood or Patrick Teffs with any questions via e-mail or phone per the HOA website. We plan to do a walk-through/physical inspection of both sides of all sound walls in the near future and address further questions you might have. Thank you for your help in saving our sound walls.



KEEP IN TOUCH



Bollinger Hills Homeowners Association is now on Facebook!



You can find us by going to www.facebook.com and entering **Bollinger Hills HOA** in the Search Box.

Or, you can go through the Facebook link provided on the home page of our website: www.bollingerhills.org.

Add our website to your Favorites List for quick access.

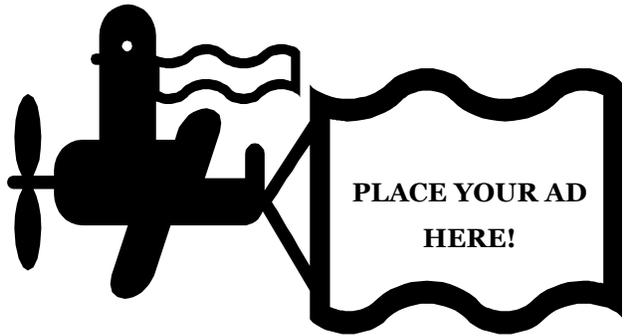
Neighborhood Bulletin Board

Purrrfect Pet Sitting

By Mason & Shayna




- Dogs, Cats, Birds & More!
- Dog walking & Playing
- Pet Feeding
- Plant Watering & Taking out Trash
- Retrieve Mail & Newspapers



The Dynamic Duo

Bryce and Pierce Woodward

If you are a pet owner and 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....

We will be at your service!

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

Kids - your ad runs for FREE! Complimentary ads available for "kids' Businesses" (up to age 18) *
(babysitting, pet sitting, dog walking, tutoring, lawn mowing, etc.)

* Parental consent required.

For details and to place an ad, contact our Newsletter Editor, Leslie Lumpkin at: bollingerhills.news@gmail.com



BHHA Newsletter/Website Ad Rates:
(rates are price per Quarter for one issue / Black & White print)

<u>Newsletter:</u>			<u>Website:</u>		
Ad Size	With Web Ad	Without Web Ad	Ad Size	With Newsletter Ad	Without Newsletter Ad
Business Card	\$25	\$25	One size	\$40	\$50
1/4 page	\$30	\$35			
1/3 page	\$45	\$55			
1/2 page	\$60	\$75			
Full page	\$99	\$125			



\$\$\$\$ **Money Matters** \$\$\$\$

By Terry Cunningham
BHHOA Treasurer

Financial Summary as of 09/30/2011

	INVESTMENT
Comerica Checking	-8,964.66
Comerica Money Market	94,938.17
ING Money Market	267,194.36
Total	353,167.87

The above is a list of investments. Cash balances are invested in treasury bills and notes, money market funds and certificates of deposit to eliminate all capital risk. We fully fund our reserves each year to maintain cash 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 charges for untimely payments.

Each year all 538 homeowners pay a total of \$258,240 to manage the association and maintain the facilities in Bollinger Hills. We need the funds to cover expenses of the association and to provide for repair, replacement and capital improvements in the neighborhood. If you would like to have input regarding where these funds are used, please contact the Board of Directors in writing at PO Box 449 San Ramon, CA 94583 or email them at Bolingerhills.org. Or you may send your comments to me at the same address attention Terry Cunningham or email me at bolingertreasurer@bollingerhills.org.



YOUR DOG, MAN'S BEST FRIEND

(Is he your neighbor's best friend?)

By Terry Cunningham
BHHOA Treasurer

Nice weather continues as autumn and winter are approaching. There is still time to open the windows or sit out on the deck to enjoy time with family and friends.

Please consider your dog and his impact on the neighborhood. Is he a friend or a nuisance to your neighbors? Is he left outside to bark at sounds and sights during the day or night? A dog that barks continuously is not happy. Sights, sounds and smells can torment him. Or maybe he is unhappy to be left alone. Regardless, he can ruin your neighbors' quiet time when he barks for extended periods.

Please consider your neighbors and your dog when you are away or retire for the evening. Your dog can be a friend to everyone in your community, or he can be a nuisance. It is up to you to be considerate of your neighbors.





*Bollinger Hills
Homeowners Association
P.O. Box 449
San Ramon, CA 94583*

PRSR STD US
POSTAGE PAID
SAN RAMON, CA
PERMIT NO. 169

or Current Resident

Contact Us:

Mailing Address: P.O. Box 449, San Ramon, CA 94583 Website Address: www.bollingerhills.com

Director, Officers & Committee Chairpersons:

President

*Victor Petersen
828-5664*

victorpetersen@sbcglobal.net

Vice President

*John Youngblood
830-1872*

aqcs@comcast.net

Director

*Janet Miller
829-3410*

Director

*Bill Rivera
829-5036*

Director

*Ron Kalich
829-3244*

Treasurer

*Terry Cunningham
355-1309*

Recording Secretary

*Leslie Lumpkin
bollingerhills.news@gmail.com*

CC&R's

*Terry Cunningham
875-9046
ccr@bollingerhills.org*

Architecture

*Marv Miller
415-0847
arc@bollingerhills.org*

Cabana Rental

*Marlo Fregulia
556-0747
rmifregulia@comcast.net*

Maintenance Coordinator

*Patrick Teffs
785-5661*

Pool Committee

*Victor Petersen
828-5664
victorpetersen@sbcglobal.net*

Landscaping Committee

*Susan Friedman
806-0643*

Pool/Park Keys

*Marlo Fregulia
556-0747
rmifregulia@comcast.net*

Newsletter Editor

*Leslie Lumpkin
bollingerhills.news.@gmail.com*