



## Message from the HOA President

by Meera Desai, HOA President

**Spring Homeowners' Meeting:** Our Spring Homeowners' Meeting will be April 23<sup>rd</sup> at 7 pm at Almaden Country Day School's Fisher Event Center. This is a great opportunity to learn about what your HOA does for you. The last few years we haven't had a large turnout for these meetings and we are really hoping to get more homeowners involved and engaged. We hope you will be able to attend as this is one of the best ways to get to know your neighbors. Please note there are no food and beverages (except water) allowed in the facility.

**CC&Rs:** The ballots have been distributed. Please vote by April 4th. We are looking for nearly 100% participation or we'll have to convene a court case to pass the vote at a cost to all homeowners. So please take a few minutes to vote "For" all the governing document updates so that we can be in compliance with current governing statutes and laws.

### 2024 HOA Financial Statement Posted on Condo Control

The Shadow Brook HOA Profit & Loss Statement as well as Balance Sheet is now available on Condo Control for Homeowners viewing. For instructions on how to access them refer to:

[shadowbrook.org/association-documents/#FinancialStatement](http://shadowbrook.org/association-documents/#FinancialStatement)

Email [splasher@shadowbrook.org](mailto:splasher@shadowbrook.org) with questions about Condo Control.

### RENTAL HOMES

Reminder to all homeowners or property managers: if you rent your Shadow Brook properties, we ask you to fill the Shadow Brook Rental Form(\*) on an annual basis to ensure that all Shadow Brook residents receive the appropriate HOA communications.

\* You can find the **Shadow Brook Rental Form** at our website, [shadowbrook.org](http://shadowbrook.org). Go to the Documents tab under the **Homeowner Forms** section titled [Homeowner Declaration of Property Rental](#).





## Shadow Brook Community Weekly Senior Coffee

Come and join us and enjoy the company!

Date: Every Wednesday, except holidays

Time: 10:30 AM- 11:45 AM

Place: Cabana Club

## Urgent alert from the City of San Jose arborist

This is impacting urban tree canopy - Invasive shot hole borer!

**By Lydia McClure**

The Invasive shot hole borer has been reducing the number of trees in the urban tree canopy from San Diego to San Luis Obispo since 2003. New cases have recently been found in San Jose and Felton.

Susceptible host species trees, red maples, london plane trees, sycamores and other trees best suited for a riparian climate. Amplifier trees that show significant bore holes and red staining should be removed under special protocol. Susceptible trees should be monitored and treated by a SJ licensed preferred arborist. Leaf debris from infected trees is ok for green waste as beetles live in wood. If an infected amplifier tree is pruned or removed the limbs must be disposed of under special protocol and not put out or chipped for green waste.

SJ arborist intervention and inspection is request and complaint driven. To learn more about proactively helping to preserve the Shadow Brook and Almaden tree canopy contact: [http:// ISHB.org](http://ISHB.org) or [arborist@sanjoseca.gov](mailto:arborist@sanjoseca.gov)

## SPRING HOME REVIEW

### Architectural Control Committee (ACC)

**Annette Coffey, Don Nickel, Sheryl Stroh**

The Shadow Brook Homeowners Association's CC&R's and the ACC Related Rules and Regulations are mutually beneficial rules designed to protect the value of Shadow Brook homes and ensure the appropriate maintenance of our properties. It is the responsibility of the ACC to ensure compliance with these requirements and rules.

Each Spring, the ACC does a walking review of the 318 homes in Shadow Brook. Each property is rated on a High-Medium-Low scale. If a home, landscape, hardscape is well-maintained, that property would receive a "High" rating and no further action is required. If a home, landscape, hardscape has minor infractions (e.g., some weeds in a park strip) that property would receive a "Medium" rating and the homeowner would receive a courtesy email from the ACC to address the minor infraction.

In 2024 we sent 38 courtesy emails to homeowners that had minor infractions. This small number of infractions is a true testament to how Shadow Brook homeowners take pride in their community.

We encourage you to review the CCR's and ACC Related Rules found at:

<https://www.shadowbrook.org/acc/> to see what we look for in our review.

A few examples:

- Exterior of the home should be well-maintained with no areas of cracked, oxidized, or peeling paint, cracks or holes in stucco, or rust on any metal trim or gutters
- Roofs should be in good condition
- All garbage, green waste and recycling bins should be stored in a location that is not visible from the street
- All vehicles must be parked on a paved surface and have a current registration
- Yards should not have substantial areas of dead grass or weed patches
- No landscaping – trees, ground cover, bushes, etc., should obstruct the sidewalk, or street, either vertically or horizontally
- All fencing should be maintained in a structurally sound condition
- Parking strips are to be maintained on all sides of the property

[acc@shadowbrook.org](mailto:acc@shadowbrook.org)



## 2025 Shark Swim Team Registration

By Valerie Waagen & Katie Ciciarelli

Hello Sharks!

We're getting ready for another amazing season! Never in the 50+ years history of our Cabana League has any team been awarded all FOUR titles and we couldn't be more proud of our very successful 2024 season. We look forward to defending those titles this summer and hope you'll join our legacy to do just that. Registration for Sharks cabana summer swim team is just around the corner. You will be able to register online starting on Sunday March 23rd. Katie and Valerie will be at the pool on Sunday March 23rd from 3-5pm to answer all of your swim team questions. Suit kits will be available starting on April 15th to find your swimsuit size and order a team suit, if you would like to do so.



[Volunteers](#) are needed and appreciated to ensure our 2025 season is a success! Please let us know your area of expertise and we'll be in contact soon. Here is the [2025 Sharks Calendar](#) for your planning. For latest information on Shark Team check out their website: [shadowbrooksharks.swimtopia.com](http://shadowbrooksharks.swimtopia.com)

Go Sharks!

## Pool Update

By Joni Landine, VP Pool

In the coming months we will be working to get ready for a smooth start to the summer season. Staff will be hired, the facility will be cleaned, there will be a fresh coat of paint where it is needed, and many other actions will be taken to prepare for fun times at the cabana this summer.

Updates about the pool and other HOA activities are discussed at the monthly SB board meetings and HOA members are encouraged to attend. Please get involved and consider attending a board meeting. Info can be found on the SB website, watch for signs posted in the neighborhood for meeting dates and information.

## 2025 Swim Lessons

Our Lifeguards provide individual and group lessons for all ages beginning the week of June 2. Each lesson runs Monday through Friday for 30 minutes per day. For dates, time and registration information go to: [shadowbrook.org/the-pool/swim-lessons/](http://shadowbrook.org/the-pool/swim-lessons/)



**Tues & Thurs 9:45am & Fri 9:00am**  
**For pricing information goto**

[shadowbrook.org/the-pool/hours-of-operation/](http://shadowbrook.org/the-pool/hours-of-operation/)  
[#AquaFitness](#)

