



# Neighborhood News

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

Dear Bollinger Hills Residents,

Winter has certainly been colder than usual around here, and the news just said snow in Phoenix – global warming? I guess the only thing certain is that no two Winters are alike. On the Holiday front, a big thanks to everyone that took the time to decorate! We honored the 12 best with a small gift and a mention in this newsletter.

Around the Association we are moving forward with a few projects. The Tennis court refurbishment is underway! This will be done in two phases – the initial paving and temporary lines added now, and the final colored tennis coat added later in Spring when the temps are warmer. Two courts will be turned 90 degrees to the proper sun angle, and the third court (at the back) will remain in the present orientation as a single court. A fence will be added between this court and the other two, and the overall tennis area footprint will remain the same. Our VP John Youngblood is the overall project manager if you have any questions 830-1872. Please see John's article.

Along Bollinger Canyon (between Morgan and the Memorial Park), we have worked the City to resolve the spring water that flows over the sidewalk in a couple of places. French drains will be installed soon to address the matter.

For our governing documents, we are in the process of making a periodic revision – they were last revised in 2000. State law changes will be incorporated, and the Board will review suggested adjustments and clarifications where needed. If you have a suggestion, please send it in via our web site at [Bollingerhills.com](http://Bollingerhills.com). We plan to have the completed revision for full membership approval with the June Board member election material.

Have a great winter season and please feel free to e-mail me with any questions you might have – my personal e-mail is [victorpetersen@sbcglobal.net](mailto:victorpetersen@sbcglobal.net).

Sincerely,  
Victor Petersen, President BHHOA

### Next Board Meeting

March 14, 2007 @ 7:30pm  
Bollinger Hills Cabana

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

*All homeowners welcome!*

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## Tennis Anyone?

An upgrade of the tennis courts has begun with an additional asphalt underlayment over the entire court area. Two of the three courts will be rotated 90 degrees to help reduce the sun's glare during play. During the month of February, fences will be erected between the courts, all new post and nets will be installed, the windscreens will be removed and replaced with new and the old wooden hitting wall will be replaced by one made of fiberglass.



The final top playing surface material cannot be installed until the outside temperature reaches 70 degrees. So, in the meantime, our tennis court contractor has agreed to paint court lines on the base surface to allow for play while we await completion of the final surface finish and coloration.

Alan Schlenker our resident tennis enthusiast has received input from many of the tennis players in our community and provided information to the Association Board on the necessary amenities desired by the players. Al says "We're all excited about having the improved court conditions and new upgrades for tennis players this year."

**BOLLINGER HILLS  
Holiday Lights Contest Winners**

2446 Wildhorse	Christmas Star	158 Arapaho Cir	Up on the Housetop
2522 Wildhorse	Twinkle Twinkle Little Star	2840 Morgan Dr	The North Pole
2484 Paddock	Blue Christmas	2799 Morgan Dr	Santa's Ladder
2447 Paddock	The Fuse Blower	2783 Morgan Dr	A Christmas Story
61 Mesquite	Candy Cane Lane	26 Seminole	Peppermint Star
64 Mesquite	Winter Wonderland	50 Sage Cir	Reindeer on Parade

A special thanks to all of our Bollinger Residents who took the time to brighten up our neighborhood!

## CC&Rs

The new year brings an effort at revising the CC&Rs and other governing documents. Changes in California laws require that the documents be revisited periodically and updated. The new documents will require a majority vote by the owners before taking effect. That process takes place after Board approval and review by the Association law firm.

We are occasionally asked why we have not taken action against some particular violation. First, we probably already have taken action. Just because the violation is still present does not mean the issue is not already under enforcement. If the owner is uncooperative, the matter may take some time before final resolution is achieved. Or, there may be some mitigating factors at work. Secondly, the violation may not be a CC&R violation. It is not uncommon for residents to believe that if they find something unacceptable or offensive, that we (the CC&R committee) must be able to do something about it. We can only enforce against those issues that are actually a violation of the CC&Rs. However, it helps when residents let us know of issues that are becoming a problem. If it is not a CC&R violation, but probably should be, and can be enforceable under California law, then we make a note of it, for discussion at the next CC&R rewrite effort.

Enforcement statistics are in the table below, for the period October 2006 through January 2007. The level of activity is less than normal because of the winter months. Lawns are dormant, landscaping does not look its best, recreational vehicles are rare, etc.

Description	Courtesy Letters	Enforcement Letters	Fines, Legal, etc.
Landscaping & Lawn	3		
Commercial Vehicles		3	
RVs, Trailers, Boats, etc.		4	
Disabled Vehicles		1	
Trash and Debris	2		
Garbage Bins	28		
Maintenance	12		
Noise, Nuisances			
Architectural Matters			2*
<b>Total</b>	<b>45</b>	<b>8</b>	<b>2</b>

\* Letters calling for addressing of architectural violation



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

## What's New in Emergency Preparedness

There are now 19 Bollinger Hills residents who are graduates of SRVFD's CERT training. In the event of a major disaster, when professional emergency help may be delayed for days, these volunteers are trained to help with a variety of situations: fire suppression, search and rescue, medical triage, and disaster psychology. Some are also trained and/or licensed in advanced first aid, HAM radio operation, shelter management, and other skills.

As a resident of Bollinger Hills, you may receive a visit from a CERT volunteer who lives near you. He or she will have information about emergency preparedness training, where you can purchase emergency supplies, and how to shut off your utilities.

CERT volunteers will also be surveying residents about how many people live in each house and if there are any special needs persons (elderly, disabled, etc.). Participation is optional, but in the event of a major emergency, it can be critical for those who go house by house to know how many people are supposed to be in the home and what type of assistance may be needed to rescue and treat them.

The group is also gathering information about skills, equipment, and other resources within our neighborhood that can be made available in the event of an emergency.

For information about Bollinger Hills emergency preparation activities, click on the Emergency Preparedness link of the homeowners association website at [www.bollingerhills.org](http://www.bollingerhills.org).

If you are interested in becoming a CERT volunteer, information on upcoming classes is available from the SRV Fire District at [www.srvfpd.dst.ca.us/volunteers/cert.htm](http://www.srvfpd.dst.ca.us/volunteers/cert.htm).

Questions and requests for additional information about Bollinger Hills CERT activities may be directed to the Bollinger Hills CERT team leader, Paul Turner by email at [pturner@gtl.net](mailto:pturner@gtl.net) or by phone at (925) 833-1002.

By Melanie Cervenka (Bollinger Hills Resident)

### PEP Training At The CABANA

A two hour Personal Emergency Preparedness training class will be offered by our Fire Department at the Cabana on March 20th at 7:00 PM. Please contact René Robert at [renejanrobert@earthlink.net](mailto:renejanrobert@earthlink.net) or 829-3090 for a reservation.

## Go Solar and Let the Sun Work for You!

Taking the sun's energy and turning it into electricity is not a new idea. Technology advances, rising energy costs, environmental concerns and government financial incentives have made solar energy (Photovoltaic Solar) more popular and cost effective than ever before. California pays one of the highest electricity rates in the country and our rates have been rising rapidly. PG&E's five-tier-rate plan is between 11 cents and 37 cents per kilowatt hour; tier 5 (the top tier) has risen 68 % in less than a year from 22 cents to 37 cents. With our rising demand for electricity and the rising cost of producing electricity through natural gas, fossil fuels, etc., energy cost will take a much bigger bite out of our earnings, in addition to the environmental impacts. A typical 3,000-Watt solar electric system reduces carbon dioxide emissions by 7,625 pounds per year – the equivalent of the pollution generated by driving a car 8,435 miles per year!

In addition to being good for the environment, photovoltaic solar systems can be a great investment. Current government rebates and tax credits can pay for 30-40% of your total installed system cost. The result of all those rebates, tax credits, and monthly electric bill savings is that an average-sized residential system can generate 12 to 23% per year Return on Investment



(ROI) on a taxable equivalent basis – better than the stock market and almost any other investment out there! Depending on your current PG&E bill and estimated future energy cost, a system can pay for itself in as little as 5 years. The Solar electric system is maintenance-free, there are no moving parts and major parts are warranted for 25 years with life expedencies of 40 and more years.

The government Rebates are decreasing rapidly, starting 2007 with \$2.50 per watt and decreasing further based on total installed kilowatts. The financial incentives help pay for the system that produces energy for the individual home or business and the state. Any excess energy produced feeds to PG&E for credit with up to 37 cents per kilowatt hour, making your electric meter spin backwards. Credits can reduce a monthly electric bill by as much as 80 to 90 percent, so a \$300 bill can drop to \$45. Many homeowners pay for their electric Solar system with a Home Equity Line of Credit. In this case, the money saved on your monthly electric bill can more than pay for the loan!

A solar electric system adds equity value to the home without the increase in property tax thanks to a legislated exemption. The California Solar Act of 1978 prohibits any homeowners' association or municipality from standing in the way of solar installation. A new regulation credits non-profit corporations, including many homeowners' associations, an increased financial incentive to go solar, i.e., for their cabana clubs, recreation centers, tennis courts, recreational facilities, etc. Besides being aesthetically appealing and environmentally responsible, the mostly black shiny Solar Panels can also prolong the life of a home's roof. Demand for Solar energy has increased dramatically worldwide with most energy being produced in Japan, Germany and the United States.

**Ali is a Bollinger Hills resident and president of Allied Solar and can be reached @ (925) 759-0000.**

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# Guiding Principles of BHHOA

Following is an overview of how the Bollinger Hills Board of Directors would like to operate in order to offer all of its 538 residents a better place to live.

## BHHOA Mission Statement

The Bollinger Hills Homeowners Association, a self-managed HOA, shall promote a friendly family neighborhood environment while assisting members in maintaining and enhancing their investment. This shall be accomplished through various programs that support a clean, crime free and aesthetically pleasing neighborhood.

## BHHOA Values

1. **Good Neighbors** – We are neighbors/citizens first, Association members second. There is no better substitute than to resolve issues as neighbors. Not all issues will have Association implication.
2. **Volunteerism** – We value highly our volunteers who go beyond the normal commitments of being a resident.
3. **Valuation** – We will maintain or improve the condition and appearance of our property, valuing it as the reason for our Association existence and the greatest factor on our property values.
4. **Grounds Keepers** – We will maintain the properties of the Association in a manner that complements and doesn't detract from the value of our properties.
5. **Good Citizens** – Each home/property owner has a responsibility for the care, condition and ongoing value of our common assets and properties.
6. **Common Good** – We will evaluate all issues on their merit to the Association, and the Mission Statement and not with regard to any particular interest group.
7. **Continually Improving** – We will endeavor to evolve as an Association to the ever-changing times in the policies and judgments we make, referring to the by-laws and CC & Rs for guidance in our decisions.

## BHHOA Operating Principles

All Association Directors, Committee Chairpersons and employees are expected to make a good faith effort to abide by the following Principles:

1. Devote the time reasonably needed to fulfill the responsibilities of the position;
2. Attend and participate in all regular and special Board and committee meetings of which they are a member;
3. Be prompt, attentive, and prepared for all Board and committee meetings;
4. Treat others with the same dignity and respect with which they expect to be treated;
5. Be responsible for their vote, and review pertinent information before casting their vote;
6. Consider the business of the Association and its members to be confidential in nature when so specified by Board decision or California law regarding right to privacy;
7. Disclose any personal conflict of interest that they may have and refrain from discussing or voting on any issues related to that conflict;
8. Be honest, in their dealings with the Association, with other directors, and committee members and staff;
9. Work for continued and increased effectiveness in the Association's ability to serve its members;
10. Abide by the majority action of the board;
11. Refrain from asking for special privileges;
12. Endeavor to ensure that all actions of the Board are lawful;
13. Strive for the common good of the Association, foregoing personal interests and agendas;
15. Abide by the Association's By laws and Regulations to set a positive example for others;
16. Refrain from accepting any gifts of money or "in-kind" items from vendors/contractors used by the Association exceeding \$25 per year in the aggregate;
17. Enforce the Association's Covenants and Restrictions and Architectural Review Standards fairly in order to maintain property values.

*Adopted by the Board of Directors of the Bollinger Hills Homeowners Association on November 8th, 2006.*

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# Winter Gardening Tips

By Julie Miller, A Resident of Bollinger Hills  
and owner Veranda Landscaping  
[www.verandalandscaping.com](http://www.verandalandscaping.com)

Winter is the time of year that our gardens tend to be put low on the list, and while they're such a part our lives during the summer months here, a little tending to them now will pay off when we go back outside to live in them. A few tips to set your garden up well for spring will pay off well.

## What to Do...

Fertilizing your lawn in the winter is just as important as in the summer. A winterizing fertilizer will encourage strong root growth and help prevent growth of spring weeds. Always water after fertilizing, or fertilize a few days before a good rain. It's rose pruning time. Don't be intimidated by that thorny bush that blooms so beautifully for you in the summer; they're quite forgiving. With good pruning shears, cut off any dead wood, and branches that cross in on the bush. Cut thin, spindly wood thinner than a pencil (unless that's all you have on it.) Overall, cut the bush back by 1/2 to 1/3 to promote quality spring growth. If you'd like more guidance, Navlet's offers regular classes on the weekends for a variety of topics, including rose pruning.

Still dreaming of spring? Pull out those plant catalogs and create a plan for your yard. Mail-order catalogs often stock more variety than you'll find at the local nurseries. Look through and find your favorites and create a symphony of your favorite colors and scents. Nursery supplies of the following cool weather flowers are still good; Calendula, Cineraria, Dianthus, English daisies, Iceland poppies, Pansies, Primroses, Ranunculus, Snapdragons, Stock, Sweet alyssum, and Violets.

One of the best components of winter in our area is our regular rain with sunny days. The combination of winter rains and our garden's regular dormant period in this season gives us an opportunity to cut back on our water utility bills and scale watering quite low or even off completely until the rains taper off.

## Drain the Rain...

February is predicted to be a wet one this year. A challenge of the winter rains is ensuring that our homes have proper drainage, and that our gardens are prepared. Our development is over twenty years in age; which is a sign that we should take a look at the drainage beneath our homes and make sure that our retaining walls are in sound condition. Check the sub areas of your home at least twice during the rainy season for signs of standing water. If standing water has been under the house in the past, it will leave a ring around the inside face of the foundation, much like that in a bathtub after washing the dog that went for a roll in a mud puddle.

Fixing a problem such as this is easier to do before it gets muddy and can be correct with a sump pump and proper drainage around the house. If you see a lot of water standing in one part of the sub area of your house, chances are you have a low spot in your yard near that part of your house. If correcting the low spots were not enough to solve the problem, the next step would be to consult a landscape contractor and evaluate the need for a drainage system, such as a French drain. While basic in design, French drains often require a professional to ensure that they operate properly.

**Happy Gardening!**

# — Neighborhood Bulletin Board —

## Bollinger Hills Babysitter

Four years experience, responsible, references available upon request, and great with kids! I am 16 1/2 years old, 17 in April & charge \$10 per hour. My telephone number is (925) 830-4298

## Help Wanted

*Would you like to oversee the landscape maintenance for Bollinger Hills? This person is the interface between the landscape contractor and the Board, and makes recommendations for repairs, improvements, etc. Compensated. If interested please e-mail [info@bollingerhills.org](mailto:info@bollingerhills.org)*

## Help Wanted

Are you a Webmaster guru? Are you interested in helping out your Bollinger Hills community? If so, we would be interested in talking to you. Please e-mail [info@bollingerhills.org](mailto:info@bollingerhills.org).

## Babysitter Needed

Please contact  
Christina Anderson  
(925) 244-1606

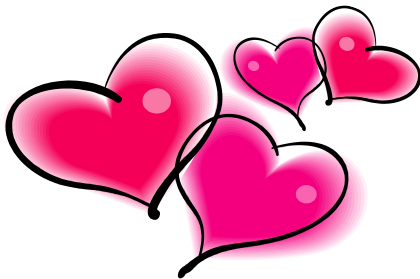


Complimentary ads available for  
“kids’ businesses”  
(babysitting, dog walking, lemonade  
stand, etc.)

Contact Renee Rovai for details  
[rrovai@netscape.net](mailto:rrovai@netscape.net)

## A Recipe for your Sweetie This Valentine’s Day

### Chocolate Chip Meringues with Strawberries



1 large egg white  
1/8 teaspoon cream of tartar  
Dash of salt  
1/4 cup powdered sugar  
1 tablespoon semisweet chocolate chips  
1/4 teaspoon vanilla extract  
1/2 cup sliced strawberries  
1/2 teaspoon granulated sugar

Preheat oven to 250°.

Cover a baking sheet with parchment paper. Draw 2 (3-inch) circles on paper. Turn paper over, and secure with masking tape. Beat egg white, cream of tartar, and salt at high speed of a mixer until foamy. Gradually add 1/4 cup powdered sugar, 1 tablespoon at a time, beating until stiff peaks form (do not underbeat). Fold in chocolate chips and vanilla.

Divide the egg white mixture evenly between the 2 drawn circles. Shape the meringues into nests using the back of a spoon. Bake at 250° for 1 to 1 1/2 hours or until dry. Turn oven off, and cool the meringue nests in closed oven for at least 3 hours. Carefully remove the meringue nests from paper. Combine strawberries and granulated sugar. Spoon the strawberry mixture evenly over meringues.

You can double the recipe for the meringues and save some for a later date; they freeze beautifully for up to 2 months. Just remove them from the freezer and top them with the strawberry mixture--no thawing required. You can also substitute raspberries for the strawberries, if you prefer.

Yield: 2 servings.

CALORIES 113 (17% from fat); FAT 2.1g (sat 1.1g, mono 0.6g, poly 0.1g); PROTEIN 2.2g; CHOLESTEROL 0.0mg; CALCIUM 9mg; SODIUM 98mg; FIBER 1g; IRON 0.3mg; CARBOHYDRATE 22.4g

Cooking Light, SEPTEMBER 2000





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