

BOLLINGER HILLS HOMEOWNERS ASSOCIATION

Post Office Box 449
San Ramon, CA 94583
www.bollingerhills.org

BOLLINGER HILLS

NEIGHBORHOOD NEWSLETTER

Volume 2025 ~ Issue 3 ~ August 2025



BHHOA
Movie Night
Friday, August 8th
8:30 pm

FOR MORE INFORMATION

Contact Parita Patel

events@bollingerhills.org

Join our Whatsapp Group at:

<https://chat.whatsapp.com/ExgxquhSf7Z4dWtG5gY992>

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Next Board Meeting

WEDNESDAY
AUGUST 20, 2025

Bollinger Hills Cabana

Board Meetings are held at
6:30 PM on the 3rd Wed.
each month

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

All Homeowners
Welcome!



HELP WANTED

Bollinger Hills Homeowners Association
Covenants, Conditions, and Restrictions
CC & R Chair - Paid Position

See page 10 For more information.

KEYS AND KEY-FOBS



The first photo shows the **key-fob** used to access the **pool area and restrooms**, which are open daily from **6:00 AM to 10:00 PM** during the **summer months**. Please note that the pool is **closed during the winter**, and the fobs will not function during that time.

To obtain a fob, contact the treasurer at **925-885-8012** to arrange pickup.

- You must be a **homeowner** and provide a **\$20 deposit**.
- The fob may be kept for as long as you own the home.
- If you sell your home, the fob **must be returned** in order to receive your deposit back.
- Please **do not leave the fob with new owners**—they must obtain their own fob by signing a registration card at pickup.

If your key-fob is lost, contact the treasurer. A **replacement fob** will be issued for an additional **\$20**, and the lost fob will be **deactivated** to prevent unauthorized access. At this time, we are issuing **only one fob per household** unless there is a compelling reason for a second.

The second photo shows the **hard key** used to access the **tennis & pickleball courts**. While this key previously opened the pool gates, it **no longer provides access to the pool area**. The same policies apply to the hard key, except the **replacement fee is \$50** since lost hard keys **cannot be deactivated**.

Each key and fob has a **unique number** linked to the homeowner's **name and address** in our records. It's important to keep your key or fob secure. The association has a limited supply, and replacements are costly.



BOARD SPOTLIGHT

Jan Stewart



Dear Bollinger Hills Neighbors:

My husband, Rick, and I have loved living in our neighborhood for 39 years! We moved into a brand-new home here in 1986 when I was 7 months pregnant with our first son. We raised 2 sons here and they both graduated from college. (Jeffrey from UCSD in 2008 and Jonathan from UCB in 2016) Sadly, both sons moved to the East Coast during COVID in 2021.

When our last HOA President, Victor Petersen, moved to Scottsdale, I had just retired. I was encouraged to apply for a volunteer board position. I felt it was my turn to give back to our HOA and keep our dues low. Also my family had always enjoyed using our park, cabana, pool, and the tennis courts.

Before joining the board, I had a fun 47- year career in packaging. I sold lots of cardboard boxes while Rick was a rocket scientist (Physicist at LLNL). Volunteering was important to our family. My husband coached soccer for both sons for a total of 18 seasons. I also volunteered with Jonathan's BSA troop as an Assistant Scoutmaster and Advancement Chair and was the Pulp & Paper Merit Badge Counselor to over 1000 scouts in our district! Soon afterwards when Jonathan earned his "Eagle" rank, I became Team Parent for the Cal High Tennis Team (Varsity and JV) from 2009 – 2012.

Now that we are "Empty Nesters", we have enjoyed traveling and always love to return home to Bollinger Hills. I have enjoyed working with our board to keep our neighborhood looking as good as it did when our family moved here. So far, my biggest contribution on the board is to improve our HOA signs in our park and the neighborhood entrances. I also wanted a tennis backboard for those practicing and competing in tennis. I believe we all should give back to our community. If I can help in any way, please let me know your concerns. We welcome you to attend any of our monthly HOA meetings.

Your neighbor,

Jan Stewart



Money Matters

Financial Summary as of Investments		06/30/2025
Comerica Checking		\$14,946.37
Comerica Money Market		\$73,557.67
Capital One Money Market		\$343,718.21
Comerica CD 12 months		\$227,502.77
Comerica CD 4 months		\$85,000.00
Total		\$744,725.02

The above is a list of investments as of 06/30/2025.

Cash balances are invested in money market accounts and CD's at present. We can only invest in treasury bills and notes, money market funds and certificates of deposit since we cannot incur capital risk. We maintain \$532K in reserves for capital improvements and major repairs. We will be moving more funds to reserves as they are needed for new capital projects and the repair or replacement of some older assets. Other liability funds have been collected for keys.

The due date for your payment is January 1. Annual dues are billed on the first day of each January. Dues are delinquent on the 30th of January. You receive your statement in November. Note that we have not yet acquired a new procedure with the portal "ZEGO" that would make it free for you to pay your dues.

It is important that each homeowner pays his/her dues promptly to enable our Association to continue providing services at low costs and to avoid being charged fees for your untimely payments. If you are having financial difficulty, please call or send me a note. You are neighbors and we will work with you.

We have some 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.



Let's Go Paperless

Pay Electronically

We are still considering making use of our portal on the website free to our homeowners. Once we start that program you will be asked to use that process to pay your dues.

You can sign-up with our portal, ZEGO (formerly PAYLEASE) to pay your dues by e-check which only costs you an additional \$3.95 for dues. When we make the change you will be charged nothing. You can set this up to automatically pay dues each year. Just click on the link on the www.Bollingerhills.org website and follow the prompts to set this up.

If you have any questions about your dues, emailing of statements and the payment portal do not hesitate to send me an email or call me at bollingertreasurer@bollingerhills.org or **925-885-8012** with your questions.



 925-519-0794



Mike Continillo
Real Estate Broker

(DRE License #01479723)

"Bollinger Hills Homes continue to sell well. Our neighborhood remains one of the most desirable neighborhoods in San Ramon which means our homes sell faster, and for higher prices. Contact me today for a FREE evaluation of your home."

**Want up to date
information on
homes selling in our
neighborhood?**



**Sign up for our
Bollinger Hills
Real Estate Newsletter
by scanning QR code.**

PROPER TREE PRUNING



Well-maintained mature trees can enhance property values between 5% - 15%. Tree maintenance also ensures the health and longevity of the trees themselves. Conversely, poorly maintained trees can be structurally unsound, visually unappealing, and diminish a property's perceived value. Proper care is essential for the long-term health and aesthetic benefits of our trees.

GOALS OF PROPER TREE PRUNING

Pruning is a strategic process with several key objectives:

-  **Health:** Remove dead, diseased, or damaged branches to prevent decay and spread of pathogens.
-  **Safety:** Eliminate weak, broken, or overhanging branches that pose risks to people and property.
-  **Structure:** Shape the tree's canopy for a strong, balanced framework, reducing branch failure.
-  **Growth:** Enhance air circulation and light penetration, promoting stronger growth and deterring disease.

BASIC PRUNING GUIDELINES

For effective and safe pruning, always follow fundamental guidelines. It's essential to hire an arborist who is well-trained, certified, and insured.

1. KNOW WHEN TO PRUNE

Timing is critical for a tree's recovery and growth.

- **Dormant season (late winter/early spring before new growth emerges)** is best for most trees, as they are less susceptible to stress.
- **Avoid heavy pruning in late summer/fall** to prevent heat or frost damage to tender new growth.

2. USE THE RIGHT TOOLS AND SAFETY PRECAUTIONS

Use appropriate, sharp, and sterilized tools for clean cuts.

- **Hand pruners:** For branches up to 3/4 inch.
- **Loppers:** For branches up to 1.5-2 inches.
- **Pruning saw:** For larger limbs.
- **Pole pruners:** For high branches. For very high or heavy branches, **hire a certified arborist.**

3. TYPES OF PRUNING CUTS

Different cut types allow for targeted pruning based on the type of tree.

- **Thinning Cut:** Removes a branch entirely to its origin, improving structure and light.
- **Heading Cut:** Shortens a branch, stimulating bushy growth (use sparingly).
- **Drop Crotch Cut:** Reduces height/spread by cutting a large branch to a strong lateral branch.



BEST PRACTICES BY SITUATION

Knowing what to remove and retain is fundamental to healthy pruning.

Remove:

- **Dead, diseased, or damaged wood:** Prompt removal is crucial.
- **Crossing or rubbing branches:** They create wounds susceptible to pests.
- **Water sprouts and suckers:** Unproductive shoots that divert energy.
- **Branches with narrow, weak crotch angles (less than 45°):** Prone to splitting.

Retain:

- **The leader (main upright stem in young trees):** Crucial for strong form.
- **Well-spaced lateral branches:** Form the scaffold of the canopy.
- **Branch collar when cutting:** Contains specialized cells for wound closure.



HOW TO MAKE A PROPER CUT

Clean and precise cuts are most important for tree branch healing.

- **Cut just outside the branch collar:** This swollen area helps the tree seal the wound.
- **Do not leave stubs:** They cannot heal and are susceptible to decay.
- **Do not cut flush to the trunk:** This removes the branch collar, hindering healing.
- **Use the 3-cut method for large limbs:** Prevents bark tearing.
 1. **Undercut:** Prevents bark tearing (6–12 inches from trunk).
 2. **Top cut:** Removes bulk of the limb (a few inches beyond undercut).
 3. **Final cut:** Precise cut just outside the branch collar.

🚫 WHAT TO AVOID

Certain practices are detrimental to tree health and ruin the aesthetic character of the tree.

- **Topping:** Cutting main branches back to stubs; causes weak growth and stresses the tree.
- **Over-pruning:** Removing over 25% of the canopy in one season; severely stresses the tree.
- **Wound dressings (pruning paints):** Generally unnecessary; can hinder natural healing.

🌿 RECOMMENDED RESOURCES

For further learning and professional assistance:

- **ISA (International Society of Arboriculture):** www.treesaregood.org for information and to find certified arborists.
- **Local arborist consultation:** Recommended for large, mature, or high-risk trees.

BOLLINGER HILLS HOMEOWNERS: Please be aware of specific guidelines set by the BHHOA for trees located in Open Space or Common Areas adjacent to your property. Removal of any part of these trees is not permitted without prior permission. Contact us for guidance on trees near your property.



**NEED TO: PAINT YOUR HOUSE?
LANDSCAPE YOUR FRONT YARD?
REPLACE YOUR ROOF?**

By Patrick Healy
Architectural Committee



If you intend to do any of these projects, you first and foremost need to get approval from the BHHOA Architectural Review Committee (ARC). The ARC is the review and approval point for modifications of structures and landscaping. The review process ensures that property values are maintained and the character of the neighborhood is preserved. At a time when many residents are upgrading their homes, it is especially important that architectural review controls be in place to preserve the high property values we all enjoy.

I am here to help you through the ARC process and will make sure your project is approved to meet the BHHOA standards. Please go to www.bollingerhills.org/arc.htm

And download the ARC Review request. Fill it out completely with as much detail as possible and email it to me: Patrick Healy at arc@bollingerhills.org.

HELP WANTED

Bollinger Hills Homeowners Association Covenants, Conditions, and Restrictions CC & R Chair - Paid Position

We're looking for a dedicated homeowner to step into the important role of CC&R Chair, currently held by Lien Wahl. This position plays a key role in maintaining the beauty, consistency, and property values of our community. One of the reasons Bollinger Hills stands out from surrounding neighborhoods is because we have clear standards and volunteers like you who help uphold them.

What We're Looking For:

- **Strong organizational skills**
- **Basic computer skills**
- **Good communication and people skills**
- **A willingness to get involved and make a difference**

If you're interested in supporting our self-managed HOA and becoming more involved in the Bollinger Hills community, we'd love to hear from you.

**Please contact HOA President
Jeff Kehr at: jeff@bollingerhills.org**

Neighborhood Beat

What's Going on in Bollinger Hills?

Dates to Remember:

August 20 ~ Board meeting, 6:30pm Morgan Dr. ~ Homeowners Welcome

Sept. 1 ~ Labor Day

Sept. 17 ~ Board meeting, 6:30pm Morgan Dr. ~ Homeowners Welcome

Oct. 15 ~ Board meeting, 6:30pm Morgan Dr. ~ Homeowners Welcome

Oct. 31 ~ BHHOA Swimming Pool on Morgan Dr. closes for the season

Bollinger Hills Resident Amenities Hours:



Pool Hours: Open Daily 6:00 am to 10:00 pm. Accessible by Bollinger Hills residents only with key FOB. Pool closes at the end of September/October depending on weather.

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

LOOK UP BHHOA INFO OR CHECK OUT THE LATEST NEWS ...

www.bollingerhills.org

www.facebook.com/BHHOA

STAY CONNECTED WITH YOUR NEIGHBORHOOD

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.

Neighborhood Bulletin Board



Kitty Co

Owner: Sophia Continillo
Iron Horse Student/ Bollinger Hills Resident
650-619-8630

- Cat Sitter!
- Cat feeding, playing, & litter box changing
- Will do house chores



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
P.O. Box 449
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