

Bollinger Hills Homeowners Association

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

BOLLINGER HILLS

NEIGHBORHOOD NEWSLETTER

Volume 2025 - Issue 2 - May 2025

A Word From the President:

Fall and winter seemed to blend together this year as it flew by. Here we are in spring again, awaiting a beautiful summer season ahead of us. As summer approaches, many things are happening around the Bollinger Hills HOA. Weed abatement and fire mitigation are scheduled and starting to aid in the protection of our community. Tree and landscape maintenance is ongoing and picking up. Maintenance, replacement, and upgrades to our amenities infrastructure continue. Our board and committee members continue to recognize and address issues as they come up. We need your help in this area. If you

See **PRESIDENT**, Page 2 for more



See Page 9 for more information.

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Next Board Meeting

June 18, 2025
6:30 PM

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!**



PRESIDENT

continued from page 1

see something, say something. Please pass along anything that you notice, big or small, so that we can take care of it. You can reach a board member via email, text, or even a phone call. Our contact information is listed in the newsletter, on our website, and even posted at the Cabana.

The pool is opening soon (May) and is being readied by our pool service provider. Please familiarize yourself with the pool rules and open hours.

The park and courts are open year-round and see a fairly high volume of users, especially on the weekends. Again, please familiarize yourself with the rules and hours.

Our amenities are owned, operated, and maintained by and for our homeowners/members and their guests' enjoyment. Please limit your invites to guests so that our amenities are not overrun by too many people, thereby infringing upon availability for our members and their families.

If you are using any of the facilities, please respect the locks, fences, and gates. They are there for reasons of safety, security, and risk management (limiting liability). If a guest of yours needs to use the restrooms, provide them access with your key/FOB. If you have invited guests to use the courts or pool, it is your responsibility to allow them individualized access. Do not place rocks, sticks, or any other object in the gate's swing path or the locking mechanism, as this causes damage to the gates and locking systems. The gates are there for a purpose and need to be operating as designed. Again, the fences, gates, and locks are here to protect life and property. Please do not interfere with or tamper with their operation.

Thank you, and have a wonderful summer season.

Jeff Kehr

kehrjw@gmail.com

BOARD SPOTLIGHT

Board Member Matt Gluck



Hello friends and neighbors,

My name is Matt Gluck. I am a Bay Area native born in San Francisco and raised on the peninsula in Pacifica. My family and I moved to San Ramon and into Bollinger Hills in 2009. I joined the board as a Director in 2021. I wanted to serve my community and to help preserve the beauty and the spirit of our neighborhood.

The decision to purchase a home in Bollinger Hills was an easy one for my family. Having four small children at the time, my wife and I were looking for a place that would provide the best education for the kids. A place with great parks and outdoor spaces and a friendly community where we could make lifelong friends. We found all of that here. My kids have proudly attended Bollinger Canyon Elementary, Iron Horse, and California High School. My two oldest have gone off to college, and my two younger kids are still attending Cal High. We realize how incredibly lucky we are to have access to such great public schools, setting our kids up for success.

I have always been passionate about volunteering and service. For many years I was actively involved in leadership roles in local organizations. Whether it be serving as the president of the swim team, or coaching many SRVGAL softball teams, I always tried my best to create a positive environment. My philosophy is that success cannot be solely measured by wins and losses, but by how much my team's learn, improve and enjoy. I made it my mission to create atmospheres of inclusion and two-way interaction. Being a good leader means being a good listener — being open minded and looking at the big picture.

I am very proud to be a part of a self-managed homeowners association. It keeps dues down and it keeps the decision-making with homeowners. I take my responsibility very seriously, and it is a privilege to work beside many others who are generous with their time and just as passionate about our neighborhood. As a board, we are always looking for creative ways not just to maintain, but to improve and to build community. The first project I had the opportunity to manage as a board member was the resurfacing of the tennis courts, which included the installation of the Pickleball courts. The goal of each project is to improve and to beautify, but to also be financially responsible. It was a real learning experience for me and nothing is more rewarding than passing by the courts and seeing them in use, and being enjoyed by my neighbors.

This neighborhood has been good to me, and I pledge that I will do my best to keep it the wonderful place it is for all of us. If you would ever like to get involved: I would certainly invite you to attend a meeting. If I don't see you there, I'll see you around the neighborhood. Please wave me down and say hello, especially if you ever want to talk Warriors, Giants or 49ers!

Matt Gluck



Money Matters

Financial Summary as of Investments		03/31/2025
Comerica Checking		\$16,333.83
Comerica Money Market		\$221,969.96
Capital One Money Market		\$345,632.59
Comerica Certificate of Deposit		\$225,312.35
Total		\$809,248.73

The above is a list of investments as of 03/31/2025.

Cash balances are invested in money market accounts and a CD 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 the reserves as they are needed for capital projects and the repair or replacement of some older assets. Other liability funds have been collected for keys.

The due date for your dues 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 acquired a new procedure with the portal "ZEGO" that would make it free to you to pay your dues.

It is important that each homeowner pays his/her dues promptly to enable our Association to continue providing service at low cost and to avoid being charged fees for 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

Currently we have over one hundred homeowners who have gone paperless and do not receive a U.S. Post-office mailed statement for each billing cycle. They receive an email to let them know the dues amount and when they are due. Their statement is attached for their reference. Just give us authorization in writing and we will no longer send snail mail statements. Of course, you need to make sure you send us \$576 each January 1. Help us keep your dues low and be green at the same time.

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 send an email to bollingertreasurer@bollingerhills.org or send us a note by U.S. Mail. Also, you can drop that note in my mailbox at 309 Mare Lane.

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 or a total of \$579.95 for 2025 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.

BHHOA

Calendar of Events

@ Bollinger Hills Cabana



Game Night Social

Friday, May 16th

5:30 pm - 7:00 pm

Art in the Park

Sunday, June 8th

10:00 am - 12:00pm



Ice Cream Social

Sunday, July 20th

3:00 pm - 4:30 pm

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>

All Ages Are Welcome

KEEP YOUR YARD THRIVING:

SMART IRRIGATION TIPS FOR HOT AND DRY SUMMERS



When summer hits with high heat and little to no rain, keeping your lawn and garden green can feel like a full-time job. For homeowners, the key to maintaining a healthy yard without wasting water (or money) lies in managing your irrigation system smartly and efficiently.

Here are some straightforward, homeowner-friendly tips to help your outdoor space beat the heat—without draining your resources.

Use a Smart Irrigation Controller

If your system still runs on a basic timer, consider upgrading. Smart irrigation controllers adjust watering schedules based on real-time weather and soil conditions. That means your lawn gets exactly what it needs—no more, no less. Many local utilities, like EBMUD, even offer rebates for switching.

Water Early or Late

The best times to water are early in the morning (before 9 a.m.) or in the evening (after 6 p.m.). Watering during the cooler parts of the day helps reduce evaporation, so more water reaches your plant roots instead of disappearing into the air.

Fix Leaks and Check for Clogs

Walk your yard and inspect your sprinkler heads. Are they spraying evenly? Any puddles or dry patches? A broken sprinkler head or hidden leak can waste gallons of water daily. Regular checks can save water, lower bills, and keep your landscape looking its best.

Add Mulch Around Plants:

Mulch isn't just for looks—it helps keep soil cool and moist, which is a big help during dry spells. A few inches around your perennials, shrubs, and trees can go a long way in holding moisture where it belongs.

Adjust for Your Soil Type

Spring is an excellent time to test your soil to assess its nutrient levels and pH. Soil Our clay soils hold water longer and do better with deep, infrequent watering. Knowing what kind of soil you have helps you water smarter.

Group Plants by Water Needs

Put thirsty plants together and keep drought-tolerant ones separate. This lets you target watering more effectively and avoid over- or under-watering different parts of your yard.

Stay Informed on Local Water Rules

During droughts or heatwaves, cities often put water restrictions in place. Make sure you're up to date with local guidelines to avoid fines—and help conserve water for everyone.

Bonus Tip: Consider Drought-Resistant Plants

If you're planning to refresh your landscaping, choose CA native or drought-tolerant plants that thrive with less water. They look great and are much easier to maintain during a hot summer.

Final Thoughts:

Keeping your yard healthy during summer's hottest days doesn't have to mean higher bills or daily hose duty. With a few smart upgrades and regular maintenance, your irrigation system can work more efficiently—giving your plants what they need while conserving water.

After all, a greener yard shouldn't come at the cost of the environment (or your wallet).



Pool News

- Pool opened May 1st.
- NO Lifeguard coverage.
- Children MUST be 14 or older to be at the pool without a parent.
- Parents please review posted pool rules.

You MUST have pool FOB to enter pool.

If you need the KEY FOB contact

Terry Cunningham @ (925) 885-8012 or

BollingerTreasurer@bollingerhills.org



 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.**



Automated External Defibrillator



When Sherry Scholl joined the BHHOA Welcome Committee, she urged the board to get an AED for our park. After months of research, Bollinger Hills HOA is excited to announce we have installed an AED.

WHAT IS AN AED?

An AED is a small portable medical device that analyzes a person's heart rhythm. If necessary, it can deliver an electric shock to restore a normal heartbeat. The AED is easy to use, even if you don't have medical training. The earlier an AED is used, the greater the chance of survival than using CPR alone.

WHY DO WE NEED AN AED?

This is for our residents and guests using our HOA park. If someone collapses on the courts, or at the pool, cabana or park, the AED can provide critical support until emergency responders arrive.

HOW TO USE AN AED?

- Call 911 - Get the AED at the cabana and take to the one needing CPR
- Turn on the AED – The device will provide clear voice instructions.
- Follow the prompts – Apply the electrode pads as shown, and the AED will analyze the heart rhythm.
- Deliver a shock if instructed – If needed, the AED will guide you to press a button to deliver a shock.
- Continue CPR if necessary – Follow the AED's guidance until professional help arrives.

We encourage you to check this out!

**IF A SMALL GROUP WOULD LIKE TO REQUEST TRAINING OR A DEMO,
PLEASE EMAIL CERT@BOLLINGERHILLS.ORG**

AED IS LOCATED AT THE CABANA DOOR

Neighborhood Beat

What's Going on in Bollinger



Dates to Remember:

May 1 ~ Pool is Open

May 16 ~ Game Night Social - 5:30 pm - 7:00 pm

May 21 ~ Board meeting - 6:30 pm

June 8 ~ Art in the Park - 10:00 am - 12:00 pm

June 18 ~ Board meeting - 6:30 pm

July 19 ~ Board meeting - 6:30 pm

July 20 ~ Ice Cream Social - 3:00 pm - 4:30 pm

July 19 ~ Board meeting - 6:30 pm

August 8 ~ Movie Night - 8:30 pm

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 Courts & 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

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



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.

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
San Ramon, CA 94583



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