

Bollinger Hills Homeowners Association

Post Office Box 449
San Ramon, CA 94583

BOLLINGER HILLS

NEIGHBORHOOD NEWSLETTER

Volume 2024 ~ Issue 4 ~ November 2024

BHHOA DUES INCREASE

EFFECTIVE:

JANUARY 1, 2025



NEW RATE:
\$576

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Next Board Meeting

NOVEMBER 20, 2024
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!



BOLLINGER HILLS ANNUAL HOLIDAY LIGHTS CONTEST

Judging:
Wed. Dec. 18th 7:00pm
Rain or Shine



Bollinger Hills

Annual BHHOA Dues are
Due January 1, 2025

BOARD SPOTLIGHT

Vice President Williams Ejuwa



My name is Williams Ejuwa, and I am honored to serve as the Vice President of the Bollinger Hills Homeowner Association. I moved to San Ramon in 2004 and became a resident of Bollinger Hills in 2016. Since joining the community board in 2018, I have been dedicated to initiatives that improve our collective living experience. I began my journey as a board member in 2018 and assumed the role of Vice President in 2023.

My wife and I chose San Ramon for its exemplary school system, a decision that has greatly benefited our family. Our daughter, a proud Cal High graduate, is now thriving as a sophomore at UC Davis, while our son is currently navigating his junior year at Cal High School.

In my professional life, I wear many hats: my wife is a Senior Vice President at one of California's leading healthcare providers, while I am an entrepreneur and investor, diligently managing multiple properties I own in both San Ramon and Walnut Creek. As a dedicated board member, my focus is on prioritizing the needs of our neighbors and the community at large.

My foremost objective is to connect with every community member I encounter, fostering a spirit of collaboration and tranquility. Additionally, I am committed to maintaining a self-managed HOA that aligns with our board's vision, which is crucial for nurturing and enhancing our sense of community.

This vision can be realized through a sustained commitment to service and engagement from both the board and community members. Together, we can share innovative ideas and actively participate in creating a vibrant and thriving environment.

A happy community leads to a prosperous San Ramon!



Money Matters

Financial Summary as of Investments		09/30/2024
Comerica Checking		\$20,474.84
Comerica Money Market		\$84,590.23
Capital One Money Market		\$339,235.60
Comerica Certificate of Deposit		\$216,851.08
Total		\$661,151.75

The above is a list of investments as of 09/30/2024. Cash balances are invested in money market accounts and a CD at present. We can 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 have another \$129k in operating, contingent and other liability funds as we have collected 100% of the dues funds for this year.

The due date for dues is January 1. Annual dues will be billed on the first day of each January. NOTE: THE BOARD HAS APPROVED A \$96.00 (20%) INCREASE EFFECTIVE JANUARY 1, 2025. They are delinquent on the 30th of January. You receive your statement on about December 1. 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 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 the annual dues each January 1. Help us keep your dues low and be green at the same time.

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.

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. If 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 in 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.





BOLLINGER HILLS ANNUAL HOLIDAY LIGHTS CONTEST

Judging:
Wednesday, December 18th 7:00pm
Rain or Shine

We're loading up the car with judges and holiday cheer to drive the neighborhood & recognize the folks that went the extra-mile to light-up our neighborhood.

Don't forget to
turn your lights on!

Prizes will be awarded to the most impressive displays.





Fall Fun in the Garden!

As 2024 quickly winds down and the holidays approach, be sure to spend some time in your garden, which can be beneficial in many ways:

- **Clear gutters, downspouts and surface drains** to prevent water from backing up and causing expensive water damage as rains approach.
- **Clear away debris around the house** for safety and seal foundation entry points to reduce places for critters to nest and multiply.
- **Add fall & winter color** to your flower beds and pottery to create a festive garden. Plant Daffodil and Tulip bulbs for a happy color pop in the spring.
- **Fall is for planting!** As temperatures cool down, get shrubs, perennials, and trees into the ground this Fall. Winter rains will help develop a strong root system. Add compost to the soil and organic mulch to top off the planting area.
- **This is the perfect time** for planting California native plants that are naturally adapted to our wet winters and dry summers.
- **Plant garlic & shallots** for harvesting the following summer.
- **Feed citrus** with a supplement like EB Stone F.S.T to keep them green all winter.
- **Prepare planting beds** for winter. Clear weeds and rocks. Till the soil and add soil amendments, compost and mulch.
- **Divide the roots and rhizomes** of perennials such as Agapanthus, Achillea, and Iris.
- **Lightly prune** Japanese maples while still in leaf. Select and plant maples for fall color display.
- **Continue to compost** fallen leaves and plant debris.
- **Bring a houseplant home** to bring the outdoors inside and to help to elevate the mood indoors.

Fall is a great time to get a jump on spring by prepping your gardens now. Not only that but gardening and getting outdoors is a great stress reliever during the busy holiday season.



If you missed it on page 1...

**BHHOA DUES
INCREASE**

EFFECTIVE:

JANUARY 1, 2025



**NEW RATE:
\$576**

Please Pay \$576 instead of \$480



Mike Continillo

Real Estate Broker



“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.”

Address	Status	Closing Date	Sale Price	SqFt	Bedrooms	Bathrooms	Lot SqFt	DOM
2848 Morgan Dr	SLD	10/11/2024	\$1,825,000.00	2437	4	3	9,600	71
2511 Paddock Dr	SLD	8/29/2024	\$2,101,000.00	2776	4	3	11,400	6
2494 Paddock Dr	SLD	7/23/2024	\$1,900,000.00	2539	4	3	11,590	22
81 Tumbleweed Ct	SLD	7/10/2024	\$2,125,000.00	2437	4	3	9,690	6
2586 Derby Dr	SLD	6/25/2024	\$1,850,000.00	2437	4	3	12,644	10
2625 Derby Dr	SLD	6/14/2024	\$2,430,000.00	2776	4	3	18,122	6
2470 Wildhorse Drive	SLD	5/24/2024	\$2,100,000.00	2060	5	3	20,904	5
2507 Paddock Dr	SLD	1/16/2024	\$1,680,000.00	2282	4	3	9,440	6
108 Arapaho Circle	SLD	12/8/2023	\$1,740,000.00	2339	4	3	14,641	49
2824 Morgan Dr	SLD	8/11/2023	\$1,899,000.00	2308	6	3	8,364	14
14 Yucca Ct	SLD	8/11/2023	\$1,825,000.00	2339	4	3	8,755	14
57 Apache Ct	SLD	7/17/2023	\$1,800,000.00	2134	4	3	7,560	9

Based on information from the Bay East /Association of REALTORS® Paragon MLS as of October 24, 2024. Data has not been verified.
Properties may or may not be listed by the office/agent presenting the information.

Want up to date information on homes selling in our neighborhood?
Sign up for our Bollinger Hills Real Estate newsletter by clicking the house below.



To learn more about
Mike Continillo & Villa Properties visit
the links here:

www.myvillaproperties.com

Cell: 925-519-0794

DRE License #01479723

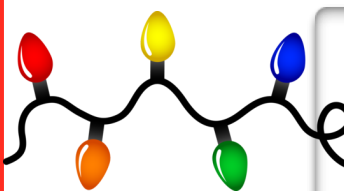


HOLIDAY SEASON PRECAUTIONS

Keep your home & family safe this holiday season with these precautions:

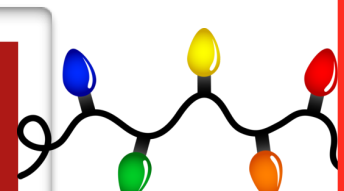
- ☒ Put indoor & outdoor lights on timers.
- ☒ Be sure your Christmas tree is mounted on a sturdy base so children, elderly or family pets cannot pull it over on themselves.
- ☒ Do not use Christmas lights that are frayed or damaged.
- ☒ Make sure your Christmas tree stand is always filled with water.
- ☒ Keep the tree away from a heat source such as a fireplace or heat vent.
- ☒ Turn off all lights on trees and decorations when you leave the house or go to bed.
- ☒ Don't leave packages/gifts visible in your car or home.
- ☒ Do not have packages left on your porch. Have packages left behind your gate, at a neighbors, deliver to work or pick up at your local delivery depot.
- ☒ Have someone pick up your mail & newspaper if you're gone for an extended time.
- ☒ Always lock your house and car doors.
- ☒ Do not hesitate to call SRPD (925) 973-2700, if you see someone suspicious in your neighborhood!! Especially be leery of anyone following delivery trucks!





NEIGHBORHOOD BEAT

What's Going on in Bollinger Hills?



Dates to Remember:

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

November 25-29 ~ SRVUSD Thanksgiving Break

December 18 ~ **Holiday Lights Judging 7:00 pm**

December 18 ~ **NO Board Meeting**

December 23 - January 6 ~ Winter Break SRVUSD

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

January 20 ~ No school ~ Martin Luther King Holiday

Bollinger Hills Resident Amenities Hours:



Pool is Closed: Pool will reopen in the spring.

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: **The cabana is open for the winter.** Hours are variable, closes at 10:00 pm. Available daily by reservation only. 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



A Good Handyman

Alan Furman

925-437-4265

alan.furman@yahoo.com



NEWSLETTER & WEBSITE AD

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