



*Future Meetings
2006
February 2
May 4
August 3
October 5
December 7
Pizza 6:45 P.M.
7:00 P.M. Meeting
Almaden Winery
Community Center*

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pdieker@comcast.net*

*AWNA Board:
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*Linda Cristol
Tresor Rep
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Directors at large:

*Joe Cassetta
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*Nick Labosky
nick_labosky@hp.com*

Results of the Holiday Decorating Contest!!!

On the evening of December 20th, our neighborhood judges ventured out to take in the holiday sights of our neighborhood and to determine which households had the most holiday spirit. It certainly was a most enjoyable evening as the weather was pleasantly comfortable. The judges this year included: old standbys: Bryan and Shelly Shisler, Jim and Carmella Graham, and Michele and Mike Kubiniec. New judges this year were Bob Derbacher and his son Aaron. Event coordinator, Cathy Cassetta and her husband, Joe, could not participate due to being sick. Without further adieu - here are the results:

First Place - \$100 prize

Jeffrey & Janella Williams - 5625 Mireille Drive. The Williams' had a most colorful and bountifully lighted display. They placed first last year so they are second year champions! Three-peat next year???

Second Place - \$75 prize

John & Ferial Pirayo - 5612 Bellagio Drive. A very very tough call by the judges to place the Pirayo's second, They, too, had a spectacular display. Most impressive was the fact that they had a gasoline generator running to feed their lights! A first for the neighborhood.

Third Place - \$50 prize

Gabriel (Bigildis) & Simplicio Dosdos - 5643 Mireille Drive. This is the Dosdos' second placing in the contest as they placed first 2 years ago.

Honorable Mention goes to: Aaron Derbacher (Robert & Linda) - 5667 Mireille Drive.

Honorable Mention for spectacular home in the Tresor development- 5573 Le Fevre Drive (Hey- you Tresor folks - we need more participation from you next year!)

Best Overall Street - Mireille Drive. Most intense lights, major displays and best percentage of participants for the size of the block. Mireille was the clear hands down winner.

The Bah Humbug Award goes to: Ravenna Court (Vineland) and Chambertin Drive (Vintage) in a close second. Come-on Vineland! You have to step up here!

Hall of Fame Award (Woulda, Shoulda, Coulda) Gary & Madeline Chiotti 1505 Touraine. We say this because the Chiotti's had a massive display in their front yard but only about 1/3 of it was powered on during the night of the judging. You gotta have them lights on!!! To be fair, Gary has placed first and tied for first over the last several years, so perhaps he was being kind this year giving others a chance!

A big thank you to all who participated. We judges feel that Willow Glen and their Christmas tree lighted streets can't compete with us. This neighborhood kicks major holiday butt! Plan for next year. Let's increase the number of Christmas trees in the front yards and lights on our houses. It really brings the holiday spirit to our great neighborhood. A very special thank you to the Orsley family who coordinated the ordering and installation of the front yard trees, but also took on the responsibility of decorating the Christmas tree in the park!

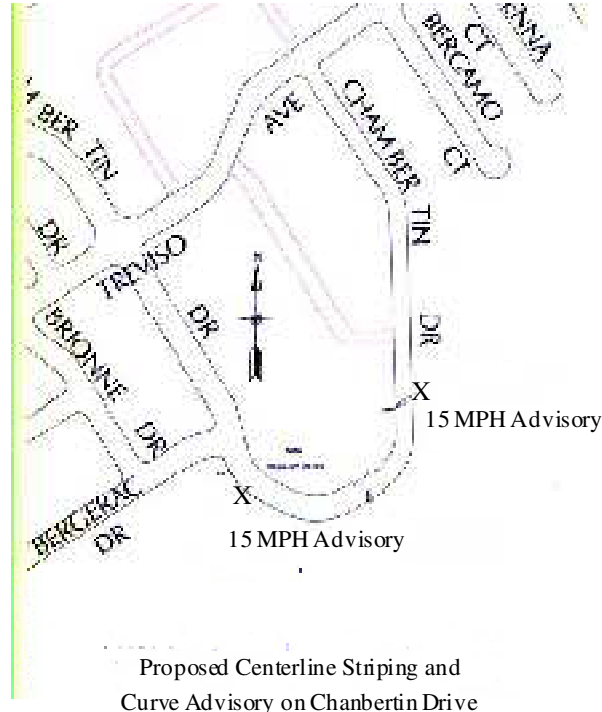
If you'd like to participate in the judging of the event next year, let me know and stay tuned for notice in the newsletter in the fall. Also, if you have new ideas for categories, or for the overall event, please provide them.

*Please Join Us
 First AWNA Meeting for 2006
 Thursday, February 2
 Almaden Winery Community Center
 Pizza Social at 6:45 pm Meeting Begins at 7:00 pm*

Traffic Concerns

At the last AWNA meeting, Nancy Pyle listened to the many concerns from residents about the increasing traffic problems within our community. A number of items were mentioned ranging from limiting the parking to one side of Treviso in Tresor to allowing traffic to enter Dartmouth from Chambertin when crossing Blossom Hill. Another item that was a concern to many residents was the high rate of speed by some drivers along the curve at the distant end of Chambertin. The city is proposing a double yellow line at this curve, a reduced speed limit to 15 MPH and a number of signs. If you are interested in participating in these discussions, please attend the upcoming AWNA meeting on February 2, at 7:00 pm at the community center.

A number of other items mentioned at the past meeting will also be addressed such as the installation of a flashing cross-walk on Blossom Hill, directly in front of the Vineland Library.



Editor's Comment
 Please come to a complete stop at the intersection of Chambertin & Treviso! Children may be crossing!

The Editor

Street Cleaning Schedule

Please move your vehicles from the street on:

- Tuesday, Feb. 28
- Tuesday, March 28
- Tuesday, April 25
- Tuesday, May 23
- Tuesday, June 27

Vineland Homeowners...

I have received an email from a Vineland resident who had indicated problems with the window latches in this (Vineland) development. Due to age and UV exposure, some of the latches are cracking and breaking. This individual has found a company offering replacement latches. Once the replacement latches have been inspected, he will release additional information about the product. These are different latches than the ones on the windows in the Vintage development.

E Mail Updates

Don't wait for the next newsletter for a Neighborhood Update!
 Send your email address to: Mike Kubiniec at mtkubiniec@cs.com
 We now have more than 180 email addresses on the AWNA Distribution List
 Your information is confidential No Spam- promise!

Neighborhood Bits & Bytes...

Vintage Homeowners...

This is a follow-up announcement regarding the window clips that become brittle and fail due to ultra violet light. This has previously been reported via email and in the Awna newsletter, Rusty Gralnik (Vintage Homewoner) has located a supplier to manufacture the window clips.

T H E Y A R E H E R E ! Now is the time to order your Tilt - In Clips. These clips are made of stronger material, and won't be effected by the UV rays from the sun. You will need to know how many Left clips and how many Right clips you need. The clips can be purchased either as singles at \$7.50 each, or as sets for \$15.00. They may be purchased with or without installation. Installation is \$5.00 for a single, or \$10.00 for a set of Left and Right clips. To place your order, or if you have any questions, call Rusty Gralnik at (408) 264-3344, or email: imgralnik@comcast.net. Rusty will need your name, address, phone number, and the number of Left and Right clips needed. He will also need to know if you want them installed.

Evening Mom's Group

There is a new contact for the neighborhood evening Mom's Group. It is Ana Mino and she can be reached at (408)445-1699. The only activity currently happening is the evening play group for children up to 4 years old. During the winter season the sessions take place every other Thursday from 5:30-7:00pm (unless changed by the hostess) and dinner is provided by the host family. During the summer we will get together at the park following a similar schedule. If anybody is interested in participating in this group they can email me at eveningplaygroup@yahoo.com

Park Vandalism!

by Bryan Shisler

I was picking up my children from work Monday evening and as we were stopping at the four way stop on Treviso and Chambertin, I saw there was the motorcycle "spring rocker" from the tot lot standing in the middle of the intersection! I turned at the intersection, pointing the car's headlights into the park to see if I could see anyone still around doing more damage, and saw some teenagers sitting on the park equipment. I kept driving so I would not scare them away, and immediately called 911. My children got out of the car and snuck up to the park to make sure they were not leaving the scene of the crime while we were waiting for the police. The police got there quick with 4 police cars and caught them "red handed"!

AWNA Garage Sale , Dumpster Day & Spring Cleaning!

The time is almost upon us for some spring cleaning and our annual Awna Garage Sale. We are tentatively scheduling the Garage Sale for a Saturday in April and are looking for an individual (or couple) to assist in the organization effort. The garage sale involves arranging for advertising (media or signage the day of the event), collection of Awna donation, and removal of all signage after the garage sale is finished. It would be beneficial to have a co-chair from the Tresor development as the C, C & R's prevent Garage Sales and residents will usually set up in the Community Center parking lot. We would also like to do another Neighborhood Dumpster Day and are looking for another volunteer to coordinate this activity. Please contact Mike Kubiniec at mtkubiniec@cs.com.

Annual Picnic Needs Coordinator!

For the last few years, many Awna residents have enjoyed the annual "Endless Summer" picnic and potluck held in the park. Unfortunately, many of the individuals responsible for planning the event have moved from the neighborhood and we are now looking for a group of neighbors to get further involved with this fun event and assist in the planning. The task is not at all daunting and takes a minimum amount of time. We have a "planning guide" available to the individual(s) who would be interested in chairing this event. Contact Mike Kubiniec at mtkubiniec@cs.com

Editor's Note:

***Excellent Job
Bryan!
This is a
perfect example
of a neighbor
looking out for
the community!***

Carmella's Real Estate Corner

By Carmella Graham, Neighbor & Realtor

I am considering having some work done to my home and was wondering if you had any recommendations or thoughts about hiring a contractor?

I certainly do! I would obviously suggest hiring only a licensed contractor. You are able to check the contractor's license number at www.cslb.ca.gov or by calling (800) 321-2752. I would also suggest getting a minimum of 3 current references and calling these people to review the contractors past work. In addition to three references, I always like to get a minimum of at least 3 bids for each project, it gives me a better understanding as to the actual cost of the project. Don't be afraid of asking questions to the contractor if there is a significant difference between the bids. The lowest is not necessarily the best! Before any work is started, get a contract in writing. Do Not sign the contract until all terms are completely understood by you and the contractor! A down payment is generally requested and I would suggest paying either 10% of the completed project or \$1,000. whichever is less. The contract should also specify specific payment upon completion of each phase of the construction. Don't let the payments get ahead of the work and make sure to keep records of each payment. Before making the final payment, make sure you are 100% satisfied with the job. Never pay cash for any job but pay by check or credit card (if permitted) and always keep a file of all papers relating to the construction project. Do make sure that your contractor has received a "final" on all permits issued for the job. A number of years ago, I represented the buyers of a home that had been extensively remodeled. All the work had been completed with permits but the owners had never received a final on the completed project. This delayed the close of escrow by over 2 weeks as the property improvements had to undergo another inspection to be signed off and receive the final.

Could you explain Supplemental Property Taxes?

The Supplemental Real Property Tax was signed into law in July of 1983 and is used to produce additional revenue for California schools. The taxes only affect individual who are buying property or initiating new construction. After the purchase or construction is complete, the new owner will receive a bill for supplemental property taxes, which then becomes a lien against the property as the date of ownership changes. This bill may come as soon as three weeks after escrow closes or might take as long as six months depending on the workloads of the County Assessor, County Controller and the County Tax Collector.

The County Assessor will appraise the new property and send the new owner the supplemental assessment amount. The property owner will then have the opportunity to discuss the

valuation, apply for a Homeowner's Exemption and be made aware of their right to file for an appeal. A bill for the supplemental tax will be sent to the new owner and that date the taxes will become due or delinquent will be noted. Point of interest..As of January 1, 2006 there is a new disclosure to the buyer made by the seller or real estate agent regarding supplemental taxes.



If you have a question for Carmella's Real Estate Corner please call Carmella at (408) 357-8717 or send an email to cgraham@apr.com

NARNIA begins with

The Magician's Nephew

March 18 - April 2 San Jose Hoover Theatre

Advance Tickets On Sale **NOW!**

(408) 979-0231 www.tabardtheatre.org

AWNA Neighbors only; *20%off each ticket!

Courtesy of your neighborhood realtor!

Carmella Graham



The Almaden Winery Neighborhood Association Needs Your Support!

As you know, the Almaden Winery Neighborhood Association does not collect any dues and has no mandatory fees. All community-wide activities and this newsletter are funded exclusively through your individual contributions. This newsletter would not be possible unless we received donations. Won't you consider making a donation? \$5, \$10, \$20 or whatever you chose is fine. Please make your check out to the Almaden Winery Neighborhood Association, and complete the following:

Yes! I would like to make a donation!

(Please fill in the requested information so you can be added to the AWNA Directory. All information will be held in the strictest confidentiality and will not be used for commercial purposes.)

Name: _____

Address: _____

Telephone: H: _____ W: _____

Email Address: _____

Amount: \$10 _____ \$20 _____ \$50 _____ Other _____

Mail or deliver to: Almaden Winery Neighborhood Association
c/o Michael Kubiniec, 5666 Brionne Drive, San Jose, CA 95118-3914

Thank you very much for your generosity!

Thank You For Supporting AWNA

A very big thank you to the following for their monetary contributions to the AWNA over the past several months: Siu Chew, Prashant and Veena Hegde. As you know, the AWNA is an all-volunteer community organization that subsists only on contribution made by you. For example, these funds pay for the cost of printing this newsletter. If you would like to make a contribution - none is too small! - complete the donation form found elsewhere in the newsletter. Thank you!

AWNA Wants You!

Get Involved....Have Some Fun...Plan a Party!

Each year, the AWNA has a pretty consistent number of events and activities for the neighbors and family members to participate in. 2006 is begging for some fresh, new volunteers to take on some of the activities and perhaps add more to the calendar!

Already on the calendar are:

Spring Cleaning Garage Sale

Dumpster Day

AWNA Endless Summer Picnic/Potluck

Halloween Party

Holiday Decorating Contest

If you are interested in getting a jump on the planning or perhaps just want to meet some interesting people (your neighbors), if so, please contact

Mike Kubiniec at 445-2644 or mtkubiniec@cs.com

to volunteer your services!

AWNA
Meeting Dates-

2006

February 2

May 4

August 3

October 5

December 7

All meetings will be held at the Almaden Winery Community Center and will begin at 6:45 with the Pizza Social and conclude at approximately 8:30

Almaden Winery Neighborhood Directory

Support your neighbors as they support the neighborhood!

**YOUR BUSINESS CARD
COULD BE HERE!
ADVERTISE TO
YOUR NEIGHBORS**
Please Contact Mike Kubiniec for
rates and information
408-445-2644

"The HONEY-DO MAN"
Need something repaired or replaced,
In your home or business?
Call **Rusty: (408) 264-3344**

**YOUR BUSINESS CARD
COULD BE HERE!
ADVERTISE TO
YOUR NEIGHBORS**
Please Contact Mike Kubiniec for
rates and information
408-445-2644

*Kid's Corner
Listings are
available to the
neighborhood
youth looking for a
job at no charge!
Listings must be
submitted by the
15th of each month
to jgraham269
@earthlink.net*