



AWNA Annual Halloween Party and Potluck!!!!

Saturday, October 26th, 2002

Almaden Winery Community Center
Lower Park Area
10AM-2PM

- Costume Contest and Halloween Parade with Prizes!
- Raffle and Silent Auction to Raise Money for the Winery Park Youth Lot
- Entertainment and Special Guests
- Please bring some food to share for the potluck.
- \$5/Family Donation



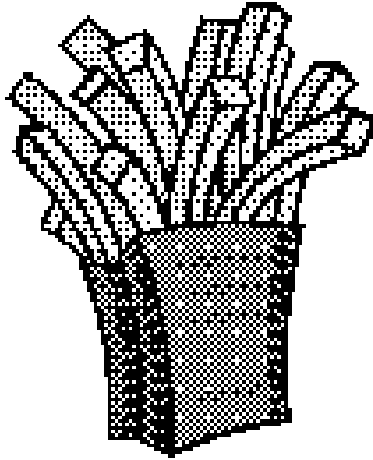
- Call Dede Smullen if you have items to donate for the silent auction or raffle: 448-4084.

- If you can help with set up, clean up, selling raffle tickets, etc. please contact Amy Paschal: 978-6586.



The Almaden Winery Neighborhood Association (AWNA) Youth Lot
Committee and Las Madres
Announce

Save this Flyer!



November 14th
5:30pm - 7:30pm

FRIES FOR FUNDS

A Fund-raiser at McDonalds

5925 Almaden Expressway (at McAbee)

Thursday, November 14th, 2002
5:30 – 7:30 PM

It's Easy!!

Bring this flyer and your family, your friends, your neighbors — everyone you know — to the McDonald's at 5925 Almaden Expressway on Thursday, November 14th, 2002 between 5:30 and 7:30 PM and **eat!!**

McDonald's will donate 15-20% of the profits toward construction of the Almaden Winery Park Youth Lot.

For additional information contact Karen Van Dyke at KAflute@msn.com or Amy Paschal at atpaschal@aol.com.



Almaden Winery Neighborhood Association



Volume 7, Issue 5, October 20, 2002

Next Meeting:
Dec 4, 2002 7:00
P.M.
(Pizza 6:45 P.M.)
Community Center
5730 Chambertin Dr.

AWNA Web Site:
www.awna.org

AWNA Board:

Mike Kubinieć, President
5666 Brionne Drive
445-2644
mtkubinieć@cs.com

Carmella Graham:
Vintage Rep
269-3197
cgraham@apr.com

Nancy Sakal Tresor Rep
266-8797
dsakal@earthlink.net

Nick Wright
Vineland Rep
265-2983
nick@wright.org

Directors at large:
Joe Cassetta
Nick Labosky
nick_labosky@bp.com

YOUTH LOT PLANS MOVING FORWARD - FUND-RAISING KICK OFF

By Clarice Simmons

District 10 Support

As you may know, District 10 has committed to funding the Almaden Winery Park Youth Lot given that the neighborhood can come up with a reasonable contribution. The Youth Lot is estimated to cost \$350K. Our goal is to raise at least \$50K by June 2003. According to the City of San Jose, a tot lot, or play area rated for 2-5 year olds starts at around \$250K, where the Youth Lot starts at around \$350K. A youth lot is a play area rated for ages 6-12 years of age, although many children as young as 3 year olds enjoy playing on them with supervision.

The biggest setback we have had in collecting donations and engaging in full scale fund-raising efforts has been AWNA's non profit status. Although AWNA has been granted official non-profit status from the state of California, it has not yet been granted official nonprofit status by Federal officials (hence, AWNA does not have 501(c)3 status, required for company grants or matching programs). Over the past 8 months, Clarice Simmons of our Youth Lot Committee has been seeking alternate nonprofit organizations or other methods to enable large scale fund-raising for the Winery Park Youth Lot.

Las Madres Supports Winery Park Youth Lot

We have some good news! Las Madres has adopted the project, lead by Clarice Simmons who was elected as a director on the executive board. At this time, we have a limit of around \$20-30K or 10% of Las Madres income for what Las Madres can raise before needing to revise its bi-laws (Las Madres is an educational and support organization and supporting things like park projects is not currently part of its charter). However, Clarice has also volunteered to create and take on a "Community Services Director" position with Las Madres that

would entail the necessary amendments to remove any limits to Las Madres' ability to take on park projects. She expects the issues to be resolved by the first quarter of next year. Meanwhile, with help from District 10, we can go long way toward funding the lot, including getting plans drawn, and establishing a schedule for completing the lot based on projected income.

We Need Your Support

A fund has been set up called "LM-Almaden Winery Park Youth Lot Fund" with Las Madres tax ID#77-031754. All donations are tax deductible. We will have opportunities for donations and feedback at the upcoming AWNA Halloween Party on October 26. We will also be having a fund-raising event at McDonalds organized by Karen VanDyke on November 14th from 5:30 to 7:30 and Holiday Wreath Sales organized by Dede Smullen. Details on both of these fund-raisers is provided in this newsletter. If you are interested in helping out with fund-raising efforts, please contact Amy Paschal at 408-978-6586 (or atpaschal@aol.com or clarice.simmons@amd.com).

COMMUNITY CALENDAR

- **Street Cleaning Days - Oct 22, Nov 12, Dec. 10, Dec 24.** (Move Your Car!)
 - **Almaden Winery Evening Mothers Group: Oct. 24, Nov 7, Nov 21, Dec 5, Dec 19.** (See www.almadenmothers.org for info.)
 - **Neighborhood Halloween Party: Sat Oct 26th** (See Attached Flyer)
 - **Last Day to Order Holiday Wreaths: November 3**
 - **Last Day to Order Christmas Trees: November 8**
 - **Library Meeting: November 14**
- Future AWNA Meetings:**
Wed December 4

Articles Wanted for the next
AWNA Newsletter
Submit them to
dede_smullen@yahoo.com
by December 10, 2002

CHRISTMAS TREES IN VINELAND AND VINTAGE

By Tim and Valerie Orsley

We will be offering trees to be displayed in your front yards from the same company as the last two years. They will be Douglas Firs, 5 to 6 feet tall and are offered at \$23. We will also provide the rebar post for those who need one at \$2.

Please note: Due to restrictions in the CC&R's for Tresor Christmas trees are not allowed in the courtyards or common areas.

If you would like a Christmas tree, please fill out the form below. Please make your check out for the appropriate amount to Tim or Valerie Orsley. You can either mail your request or drop it off at:

Tim or Valerie Orsley
1492 Bordelais Drive
San Jose, CA 95118
408-265-4768

Due Date!

Orders due: November 8th

The trees will be installed in the front yards the Saturday after Thanksgiving - this year November 30th.

We'll need volunteers to help install the trees. Contact the Orsley's if you can volunteer. The only tools you might want to bring are a sledgehammer and ladder to install the rebar. If you saved your rebar, please put it out in your front yard that morning. If you'd like your tree in a particular spot, indicate so in some obvious way.



You can either mail or drop this form at:

Tim or Valerie Orsley
1492 Bordelais Drive
San Jose, CA 95118
408-265-4768.

**DUE NOVEMBER
8, 2002**



CHRISTMAS TREE ORDER FORM

Name _____

Address _____

Phone _____

Email _____

Check the desired box(es):

4'-6' Douglas Fir (\$20.00) Rebar (\$2.00)

Yes, I would like to volunteer to help!

October/November

By Carmella Graham

As of press time, we are still entrenched in a "buyer's market" with almost 3500 homes listed in Santa Clara County. Of these, over 350 homes are listed for sale in the Almaden and Cambrian areas of San Jose. This represents an increase of 12.5% over last month's figures. In Cambrian (our area), there are 187 homes available (a 20% increase from last month's totals). As you may have noticed, homes currently listed for sale are staying on the market a much longer period of time than earlier in the year. Buyer's are still available but have an abundance of homes to select from and have been very cautious and selective when writing an offer. Most buyers' are now looking for the turnkey sale with minimal out of pocket expenses for future improvements for the home. If improvements are required, the home must be priced very aggressively to catch the prospective buyer's attention.

This month, I received a very interesting question from another one of our neighbors.

"I understand that there is a way to sell and buy a more expensive home and carry over the old property tax basis to your new home. How can this be done and what are the requirements?"

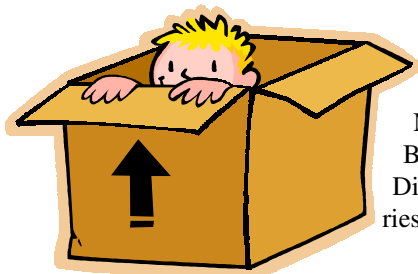
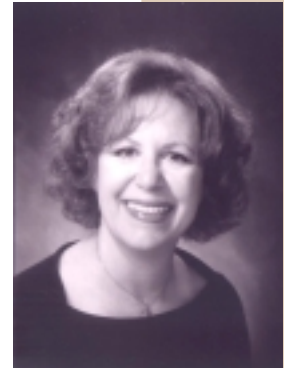
Proposition 60/90 allows for senior citizen homeowners, 55 years of age or older to transfer the property tax base from one (original) property to a second (replacement) property within the same county or any county that participates in Proposition 60. The requirements are as follows:

This is a onetime program and you must buy and sell within two years. The properties must also

be the principal place of residence. You must also file the necessary application with the Tax Assessor. The replacement property must be of equal or lesser value unless you delay the purchase of a new property 1 to 2 years. In year 1, after the sale of the original property, a new property can be purchased for up to 5% more of your sale price. In year 2, up to 10% more of the sale price of the original property. Both the original and replacement property must be 100% reappraisable. You must be 55 years old as of the date of sale of the original property. Proposition 60/90 can only be used once. When it has been used, no one who was an owner of the original property or who is an owner of the replacement property can ever transfer a roll over value to any other property.

Example...If you purchased a home for \$300,000 ten years ago and then sold it for \$700,000 you would be able to purchase a new home for \$700,000 and have your property taxes calculated on the \$300,000 base. This is providing that you are over 55 years old and reside in a county that allows for proposition 60/90. To the best of my knowledge the current list of reciprocal counties is: Alameda, Orange, Kern, Monterey, San Mateo, Modoc, Los Angeles, Santa Clara, Ventura.

I continue to look forward to your questions and comments for my future columns. Please send your questions to Carmella Graham, 1498 Bordelais Drive or email to cgraham@apr.com



CREATIVE MEMORIES / DISCOVERY TOYS
YOUTH LOT FUND-RAISER

Now Through October, 26, 2002

Buy any product from the current Creative Memories (scrapbooking) or Discovery Toys catalogs and all profits (approx. 30% for Creative Memories and 20% for Discovery Toys) will go towards the Youth Lot Fund.

It's Easy!

Contact Amy Paschal at 978-6586 or atpaschal@aol.com and request delivery of a catalog and instructions to your door. You may also order products at the Halloween party on October 26th.

Shop for the Holidays and make a difference in your neighborhood!



By Michael Kubiniec

Guests:

Jo Coffaro, Assistant to Councilmember Pat Dando

City of San Jose Issues- Jo Coffaro – Assistant to Pat Dando, Council Member District 10:

Remodel of Community Center Building:

Construction on the remodel and seismic retrofit of the 2 story brick building is set to start in April 2003 and will complete in 10 months. Highlights of the remodel include: The main doorway will be moved to the right to create more of an “grand entrance”. 2 small activity rooms will be created and one to serve as a small child center and 2 small offices (east side of building). A large meeting room, designed to hold 100-150 people will be located at the west side of the building. This large room will have audio and video capability. A gas fireplace will be included to provide a cozy atmosphere. Bathrooms will be remodeled and reconfigured to provide more space as well as a “family” bathroom and baby changing station.

The kitchen will be enlarged with high quality commercial appliances and increased counter space. The community provided the input that double ovens would be highly desirable. Slate tile will be installed in the main meeting room and carpeting in the activity rooms and offices. Both the kitchen meeting rooms will be available for rent for personal gatherings such as weddings and parties. More

details on this will be provided at a later date. If you have further ideas, you can contact Jo Coffaro at: 277-5251 or jo.coffaro@ci.sj.ca.us,

Naming of the Library

Suggestions for naming the new Blossom Hill branch library, currently under construction, are needed. Provide your inputs to Jo Coffaro (see above) or by contacting: Pat Dando: pat.dando@ci.sj.ca.us or Jane Light: jane.light@ci.sj.ca.us. The library name will be decided at a November 14th meeting at the Almaden Library Community Room.

Daffodil Day

Daffodil Day is scheduled Nov 2. Nancy Sakal to follow-up on this. (Post meeting note: the AWNA has declined to participate in the event this year due to lack of volunteers)

Tresor Home Owners Association Mailbox Security Issue – Board Member Geoffrey Marks

The HOA has received 3 bids to install new mailbox stanchions. The HOA plans to proceed with the installation of the new stanchions and new security mailboxes due to increased mailbox theft within the neighborhood. Mr. Marks plans to contact the owner of Steelmailboxes.com to negotiate a favorable price on a bulk order (160) of mailboxes.

UVC Financial-Fund-raiser for Youth Lot

Uriel Vargas, Vintage resident and owner of UVC Financial, made an announcement that he would donate \$250 towards the youth lot in the name of any family within the neighborhood that closes on a home loan or refinance using his company. For more information, Uriel can be contacted at 342-9040 or uvcfinancial@earthlink.net.

Park Sign

The City sought the community’s input as to whether we preferred the concrete or wood sign. Members in attendance preferred the concrete version provided it could be scaled down somewhat in size. The Park Committee plans to work with the city to discuss this in greater detail and the placement of the sign as well.

Halloween Party and Parade

The annual Halloween Party, Parade and Potluck is planned for October 26th, 10:00 AM – 2:00 PM. This event will be a fund-raiser for the Youth Lot. Event coordinators are Amy Paschal, Nancy Sakal, Clarice Simmons and Dede Smullen. (Information is available elsewhere in this newsletter.)

Park Committee Status

Youth Lot – Clarice Simmons is working with the Las Madres group to get a nonprofit project established for the park youth lot project. The Youth Lot Committee is planning fund-raising activities at various local merchants such as McDonald’s and Target. These activities consist of a percentage of the gross proceeds during a specific time window on a designated date go towards a nonprofit activity. The Committee is making final arrangements with these merchants and more information will be published in the newsletter or other communications.

See Article on Page 7 for more information about the Tresor Locking Mailboxes



Door Wreaths - A New Almaden Winery Neighborhood Tradition!

Now all Three Neighborhoods can get into the spirit of the season and help support the Youth Lot Fund. The Youth Lot Committee will be selling 22 inch Door Wreaths for \$24.00 -- What a Bargain!! Look for order forms to be delivered to your door or pre-order at the Halloween Party. Orders must be in by the first week in November. Wreaths will be delivered to your door for free or mailed to friends and family outside the neighborhood for an additional \$5.00. Wreaths will be delivered early December. Contact Dede Smullen at 448-4084 for additional information.



TRESOR TO GET LOCKING MAILBOXES

By Nancy Sakal

The Board of Directors of Tresor have decided to replace their current mailboxes with locking mailboxes. There won't be a one-time assessment - the money will all come from capital expenditures. A one-time assessment would have prolonged the replacement and the Board thinks this is the one most important problems facing our neighborhood and the most expedient route was chosen. A price has been negotiated with Steel Mailboxes and a company has been picked to reconfigure, paint and install the mailboxes. Mike Kubiniec (AWNA President) and his next door neighbor have already purchased these mailboxes and are very pleased with their new mailboxes. If you want to see an example of the mailbox Mike lives at 5666 Brionne to see how this mailbox functions go to steemailboxes.com and look at the self-locking mailboxes.

VINTAGE/VINELAND ALERT

Tresor has been the main target for mail theft. Chambertin, Le Fevre and Le Franc have all been repeatedly subjected to mail theft. When Tresor gets locking mailboxes that might make Vintage and Vineland more vulnerable. You all have the opportunity to get locking mailboxes without any permission from a HOA and it would be a very wise investment. There are two mailboxes that have been the most popular and whichever one you choose that will protect your incoming mail.

UP TO \$10,000 REWARD

There is up to a \$10,000 reward for information leading to the arrest and conviction of a mail thief. There has been a woman spotted in our neighborhood stealing mail from midnight to 2:00 a.m. She was also seen at a concert where tickets were stolen out of a mailbox. This woman is about 5' 7" or taller and has shoulder length strawberry

THANK YOU FOR SUPPORTING
AWNA

By Michael Kubiniec

A very big thank you to the following for their monetary contribution to the AWNA: Zheng Zhang, Lisa Membrano, Carmella Graham, Uriel Vargas and Melissa Sorci. 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!

blonde hair with bangs. She has been described as large but not fat. It would be very useful to get a license plate number but don't try to confront her. The police have been called during one sighting but they didn't find her. There is probably a lookout that would signal her if a police car came into view. There have been people who have windows facing mailboxes that have threatened to put up security cameras to watch the mailboxes. It would be great to catch this person or mail theft gang that has destroyed the security of this neighborhood.

PACKAGE THEFT

There has been a rash of package theft. Make sure the UPS man rings your bell. Sometimes they don't even bother to knock or ring the bell, even if you are home. If necessary, put a postit on your door that says "UPS - PLEASE RING BELL". The Post Office is reluctant to deliver packages if the resident isn't home because of all the thefts. If you are gone and are expecting a package try to find a neighbor who is home and willing to accept it. Again, you could leave a postit directing them to another house. If necessary, have your packages delivered to work. The package thieves are very bold - they strike during the day unlike the mail thieves who usually look at night.

SUSTAINABLE ENERGY WORKSHOPS

By Michael Kubiniec

The City of San Jose is currently developing a Sustainable Energy Policy Framework and Action Plan and your input is needed. Feel free to attend the following workshop if you want to participate: October 24, 6-8 PM, San Jose City Hall, Room 204, 801 North First Street. Please call Mary Tucker at 408-288-4111, if you have any questions.

Please submit any articles for the next newsletter to dade.smullen@akoo.com by December 10, 2002. Every effort will be made to include all print ready articles.

Classified Ads

For Sale: Yorkshire Terrier Puppy-Female, Champion Bloodline, AKC Registered, Six Weeks old; very cute and tiny, both parents under 3.5 lbs., price \$800. Contact: JoAnn at 408-264-8267.

Want to Buy - Baby Items: Would like to purchase crib, changing table, playpen, travel crib, and other baby items. If you no longer have the use for these items and want to sell, contact Shelly at 408-445-2644.

<p>Interior Exterior</p> <p>PAINTING RECOMMENDED</p> <p><i>We'll paint anything that stands still</i></p> <p>Office (408) 945-2593 Fax (408) 945-2591 E-MAIL: MWINTSO@GARTBANK.NET</p> <p>Latest Env CA LICENSE #057591</p>	<p>UVC FINANCIAL</p> <p>12280 So. Saratoga-Sunnyvale Road, Suite 205 Saratoga, CA 95070</p> <p>FHA • VA • CONVENTIONAL LOANS</p> <p>URIEL VARGAS President</p> <p>Pager (408) 995-1886 Office: (408) 342-8040 E-mail: uvcfinancial@sarthink.net Fax: (408) 342-8049</p>	<p>" The HONEY-DO MAN "</p> <p>Need something repaired or replaced, In your home or business?</p> <p>Call Rusty: (408) 264-3344</p>
<p>ALAIN PINEL REALTORS</p> <p>Carmella Graham Realtor</p> <p>634 North Santa Cruz Ave. Suite 103 Los Gatos, CA 95030</p> <p>Office 408.358.1131 Direct 408.354.1235 Ext.94 Pager 408.231.8122 Fax 408.399.6187 cgraham@alpin.com www.alpin.com</p>	<p>Shaun Spring's Pet Sitting Service (408) 266-0828</p>  <p><i>"I'll take care of your pets while you're away"</i></p>	<p>CREATIVE memories</p> <p>Amy Paschal INDEPENDENT CONSULTANT 1519 Chaucer Drive • San Jose, CA 95118 (408) 978-6586, FAX (408) 904-5994 E-Mail: amyczapit@paol.com</p> <p>Home Class & Workshops • Photo-Info Albums & Supplies Group Presentations • Business Opportunities</p>
<p>PlusFour SOLUTIONS Guidance through Psychological Services</p> <p>Melissa Procker Soerri, M.A. Voice (650) 949-2440 Fax (650) 949-2439 425 First Street, Suite E, Los Altos, CA 94022 maerri@plusfoursolutions.com www.plusfoursolutions.com</p>	<p>PAVICICH REALTY</p> <p>RESIDENTIAL • COMMERCIAL</p> <p>PAUL PAVICICH REALTOR</p> <p>2435 Forest Avenue, Suite 200, San Jose, CA 95128 Cell: 408-590-8464 408-248-6300 Fax: 408-248-2705 E-mail: paul@pavich.com</p>	<p>Art Craft Plumbing & Heating Arthur Bagirov</p>  <p>Phone (408) 377-9246 FAX # (408) 377-6838 C.L. #673098 <i>Your Neighborly Plumbing, Heating, And Air Conditioning Experts!</i></p>

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: \$5 _____ \$10 _____ \$20 _____ Other _____

Mail or deliver to:

Almaden Winery Neighborhood Association
c/o Michael Kubinieć
5666 Brionne Drive
San Jose, CA 95118-3914

Thank you very much for your generosity!