

# Emerald Hills Review

*Emerald Hills Homeowners Association Newsletter*

*March 11, 2009*



«FullName»  
«StreetNumber» «StreetName»  
«City», «ST» «Zip»

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## Notice of 2009 Annual Member Meeting



The 2009 Annual Member Meeting will be held on **Tuesday, March 31, 2009** at **7:30 pm** in the **Fellowship Center** at the **Peninsula Covenant Church and Community Center** 3560 Farm Hill Blvd. / 3623 Jefferson Ave., Redwood City. Parking is available in the PCC lots and on the street. Sign-in will begin at 7:00 pm. Please arrive early enough to allow ample time for parking and sign-in.

There will be five Board seats (for two-year terms) up for election at this year's Annual Member Meeting. If you are interested in being a candidate, please email [board@emeraldhills.org](mailto:board@emeraldhills.org). Please note, that pursuant to Association Bylaws, nominations may also be made from the floor at the annual meeting and that any name submitted by a Member and seconded from the floor shall be placed in nomination. Note, although Members are encouraged to join us for the entire meeting, voting may take place at any time after sign-in.

The Agenda will include:

- Welcome and overview of the past year
- Financial update
- Technology update
- Introduction of candidates for open seats on the EHHA Board of Directors, followed by the voting (see biographies of currently declared candidates on *page 3*)
- During the tabulation of the votes, there will be guest speakers from the County of San Mateo and topics will be entertained from the floor
- Announcement of election results

We look forward to seeing you at the meeting!

**The EHHA Board would like to thank the Peninsula Covenant Church and Community Center for allowing us to use their Fellowship Center meeting room for our 2009 Annual Member Meeting. We sincerely appreciate their generosity!**

## The Year in Review

Michael Mangini, EHHA President

The theme for the country this past year has been change. Change has also been the theme for the EHHA as well. In March 2008, the Emerald Hills community voted overwhelmingly for Board candidates who promised change by redefining the mission and vision of the Association, by actively reaching out to all members of the community, by keeping the community informed and up-to-date on issues affecting our daily lives, and by creating opportunities to bring the community together.



The people you elected have worked hard to keep those promises, and as a result, have gone a long way to accomplishing these goals.

The first order of business for the new Board was to enact a number of policies that organized and streamlined Board operations. These policies included holding regularly scheduled Board meetings in a public venue, sharing all communications received with the entire Board membership, encouraging community input at all Board meetings, and setting defined limits on Association spending.

Next, the Board developed a new mission statement for the Association (*see bottom of page 6*) and a list of achievable goals for the year, including hosting a community event and making the newsletter and website the primary tools of communication inside and outside of Emerald Hills.

The first of these goals was achieved when the Association hosted the first ever Emerald Hills Community Picnic in September 2008 where more than 350 residents, young and old alike, came together to enjoy a day of fun, food, and camaraderie. Many neighbors and local merchants volunteered time and resources to make this event the resounding success that it was.

The second goal was achieved when the new Board reached out to County and regional governments to establish new lines of communication to our community in the newsletter and on the website. Through these efforts, community members learned about the upcoming aqueduct improvement project and the impact it will have on local area residents. The community was also informed about a County Watershed Proposal that would have singled out Emerald Hills property owners to pay for a perceived problem (that even if proved valid, should more

equitably be the financial burden of all residents of San Mateo County, not just those living in the unincorporated areas as was originally proposed). With this timely information, politically active community members interceded to convince the County to re-examine and modify the Watershed Proposal and to keep residents up-to-date on projects that will affect road conditions in our area.

Evidence of the success of the path embarked upon by the new EHHA Board can be seen in the 100 Members who sent financial contributions to the Association to help us continue this work. As the time for electing new Board members approaches, the returning Board members are confident that the work begun in the previous year, will provide a solid foundation for continuing on this new path to achieving still further successes, including improving the financial health of the Association, broadening the community's participation on Board Committees and at monthly Board meetings, and continuing to connect with and celebrate the community spirit that is once again emerging in Emerald Hills.

### Community Corner

#### Politics and Government in Emerald Hills

In November 2008, the Honorable Jerry Hill was elected to the California State Assembly and resigned his position as a San Mateo County Supervisor. In



January 2009, the Board of Supervisors voted 3 to 1 to appoint Carole Groom, a former Mayor of the City of San Mateo with a long record of public service in

San Mateo County, to serve out the remaining 18 months of Supervisor Hill's Board seat. This is important to residents of Emerald Hills because Supervisor Groom is now one of the five individuals who directly govern our community.

As an unincorporated area of San Mateo County (i.e., not part of any city), Emerald Hills is directly governed by the five members of the San Mateo County Board of Supervisors. All five Supervisors are elected countywide, meaning each Supervisor must receive a majority of the votes cast throughout the county for their Board seat. Although county law requires each Supervisor to live in and be responsive to the issues and concerns of one of the five geographical districts in the county (Emerald Hills is located in District 3 along with the Coast), each Supervisor has an equal "say" in the policies and laws that govern our community. (*Continued bottom of page 3*)

## BOARD OF DIRECTORS CANDIDATES

**John Raleigh**

### Tim Farrar (*incumbent*)



I have very much enjoyed serving as Treasurer on the EHHA Board and would like to continue on the Board for another two years. I have been very impressed by the generous response of the Emerald Hills community to our appeals for financial contributions, and am delighted that we were able to hold a community picnic for the first time this year. I hope we will be able to continue these activities over the next 12 months, while continuing to strengthen the financial position of the association. I have lived in Emerald Hills with my wife and three children since 2001 and work as a consultant in satellite communications, while also running a national non-profit organization for satellite users.

### Michael Mangini (*incumbent*)



I am a community pharmacist who has lived in Emerald Hills since 1978. I have had nearly three decades of experience running a non-profit organization and bring that perspective to my Board service. I was elected to the EHHA Board in 2007, and have served for the past two years as Vice President and President, respectively, leading efforts to bring change to our community by changing the way in which the Association operates. I am running for re-election to the Board to use the experience I have gained over the past two years and the relationships that I've built with members of County and regional governments to continue to bridge the communications gap with respect to issues that affect the Emerald Hills community, thereby elevating the position of our concerns in the eyes of those we elect to govern us. It has been a great privilege to serve with a terrific team of community members on the current Board, and I look forward, if elected, to continuing the work we started to bring it to an even more successful outcome in the years ahead.

I have been active in the Bay Area real estate business since 1975 as an investor, builder, and designer. I have helped design over 1,000 homes and dozens of commercial buildings as a structural engineer. I have built 10 homes on the Peninsula and remodeled some others. I have been studying green technology since 1972. I worked on the construction of a geothermal power plant in 1977-78. I have worked on Title 24 energy calculations, solar design, and know experts in the field. I built my house with passive and active solar design features. I am a Real Estate Eco-Broker and am very knowledgeable about being green and about sustainability. I have been an Emerald Hills resident since 1997 and have worked in the area since 1978. I have built three and helped design many homes in Emerald Hills. I am an expert on construction on hillsides and difficult lots. I have also had extensive dealings with the County and am familiar with the codes and zoning ordinances. I have been to many EHHA Board meetings, County meetings, and design review meetings. I know a lot about the infrastructure and physical history of Emerald Hills.



### Carl Touhey

My wife Denise and I, and our four kids ages 7, 9, 11 & 11, have lived in Emerald Hills since 1995. It's a great place with wonderful neighbors and we just love living here! We are very active in Roy Cloud School, Peninsula Community Center, Peninsula Covenant Church and I have been on the Board of the Emerald Lake Country Club for going on 6 years. I have happily been the Social Chairman and am involved with all of the social events at the Lake. I would like to join the EHHA Board to continue to bring the community together. I have been in the Real Estate business for over 20 years investing and selling storage facilities. I have been involved with management and marketing my entire life and I look forward to using those skills any way possible to continue to grow the EHHA for all the residents in this beautiful area.



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### When Does the EHHA Board Meet?



The EHHA Board typically holds its monthly meetings on the second Wednesday of each month in the conference room (lower level) of the new Woodside Fire Station 19 at Jefferson Avenue and Wilmington Way. Meetings are open to the community, and we invite you to attend. The meeting schedule is available on our web site [www.emeraldhills.org](http://www.emeraldhills.org).

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### Community Corner (*continued from page 2*)

The Honorable Richard Gordon, the Supervisor who lives in District 3, cast the only dissenting vote for the appointment of Carole Groom, citing a preference for holding a special election instead of appointing someone for the seat.

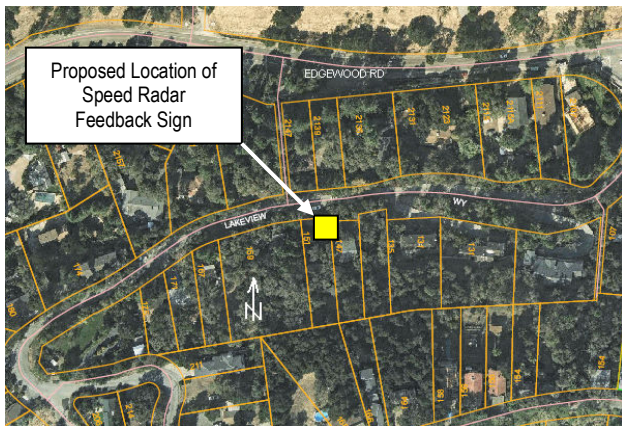
## Proposed Radar Speed Feedback Sign on Lakeview Way between Cordilleras Road and Ferndale Way

The County has received several requests for speed control devices on Lakeview Way between Cordilleras Road and Ferndale Way.



County Staff conducted a traffic survey on Lakeview Way in June, and the 85<sup>th</sup> percentile speed was recorded at 33 mph for downhill speeds and 30 mph for uphill speeds. The County uses the 85<sup>th</sup> percentile, the speed that 85% of all motorists are traveling at or below, as an indicator for determining the suitability of speed humps. One of the County's criteria is a measured 85<sup>th</sup> percentile speed of 32 mph or greater in both directions. Therefore, the County would not recommend the installation of speed humps at this time.

However, to address the downhill speeders, the County suggests temporarily installing a solar powered Radar Speed Feedback (RSF) sign as a trial, see Figure 1 [right]. They propose to install one RSF sign on Lakeview Way facing the downhill-bound drivers to alert them of their actual speed, see Figure 2 [below] for proposed location. They believe this sign will serve as a flashing reminder to keep to the speed limit.



Please let the County know if you have any concerns with this proposed solution or its location. You may contact Robin duSaint or Diana Shu, the Road Operations Manager, at (650) 363-4103 if they can be of further assistance.

## Welcome to Big Tent!

An Update on Association Technology  
by Mike Sherman

Starting in March, the Emerald Hills Homeowners Association will have a complete, one-stop-shop online community. Through online services provided by Big Tent ([www.bigtent.com](http://www.bigtent.com)), our community will be able to manage email list-serves and discussion forums, post files of interest to the community, have our own classifieds, conduct surveys, access a live newsletter and calendar, and have access to lots of other great features to extend our offline activities and relationships online.



We are rolling out Big Tent for two key reasons: to make sure we have sustainable technology supporting our community now and in the future, and to have one single platform for our online community. Big Tent has a very strict privacy policy and does not sell, rent or give user information to ANY third parties.

How it works: For each Emerald Hills community member who has provided us with an email address, you will receive an email invitation to join Big Tent in early March. Simply follow the easy instructions in the invitation and you will be enrolled. We hope to create an active, thriving community on this new site and we encourage you to participate.



If you have any questions about this project, or if you'd like us to send you an invitation and we don't have your email address, please contact Mike Sherman at [mike.sherman@emeraldhills.org](mailto:mike.sherman@emeraldhills.org). For more information about Big Tent, go to [www.bigtent.com](http://www.bigtent.com).

Please note, we will continue to support the [www.emeraldhills.org](http://www.emeraldhills.org) web site, as Big Tent is designed to be a collaboration platform for the community, rather than a destination web site.

**We look forward to welcoming you to the Emerald Hills Homeowners Association's new online group destination soon!**



**What is SMC Alert?** SMC ALERT is an alert notification system used to immediately contact you during urgent or emergency situations with useful information and updates by sending text messages to your:

- Email accounts (home, work, school, etc.)
- Cell phones, pagers
- Smartphones/handheld devices

**SMC ALERT** is free (although your carrier may charge you a fee to receive alerts on your wireless device). All you have to do is sign up for a SMC Alert account.

#### Getting started is simple

- No software to install, or extra equipment to purchase
- Registration takes only a few minutes:
  1. Sign up for a SMC Alert account using your cell phone or mobile device or e-mail address.
  2. Choose a password so you can manage your account online.
  3. You are ready to receive alerts in the event of an emergency.
- Proceed to the registration page to begin:  
<https://www.smcalert.info/register.php>

For more information or to find answers to frequently asked questions please visit [www.smcalert.info](http://www.smcalert.info).

### Emergency Planning Creating a Disaster Plan

Immediately after an emergency, essential services may be cut-off and local disaster relief and government responders may not be able to reach you right away. Even if they could reach you, knowing what to do to protect yourself and your household is essential. One of the most important steps you can take in preparing for emergencies is to develop a household disaster plan.

- 1) Learn about the natural disasters that could occur in your community from your local emergency management office or American Red Cross chapter. Learn whether hazardous materials are produced, stored or transported near your area. Learn about possible consequences of deliberate acts of terror. Ask how to prepare for each potential emergency and how to respond.
- 2) Talk with employers and school officials about their emergency response plans.

- 3) Talk with your household about potential emergencies and how to respond to each. Talk about what you would need to do in an evacuation.
- 4) Plan how your household would stay in contact if you were separated. Identify two meeting places: the first should be near your home—in case of fire, perhaps a tree or a telephone pole; the second should be away from your neighborhood in case you cannot return home.
- 5) Pick a friend or relative who lives out of the area for household members to call to say they are okay.
- 6) Draw a floor plan of your home. Mark two escape routes from each room.
- 7) Post emergency telephone numbers by telephones. Teach children how and when to call 911.
- 8) Make sure everyone in your household knows how and when to shut off water, gas, and electricity at the main switches. Consult with your local utilities if you have questions.
- 9) Take a first aid and CPR class. Local American Red Cross chapters can provide information. Official certification by the American Red Cross provides "good Samaritan" law protection for those giving first aid.
- 10) Reduce the economic impact of disaster on your property and your household's health and financial well-being.
  - Review property insurance policies before disaster strikes—make sure policies are current and be certain they meet your needs (type of coverage, amount of coverage, and hazard covered—flood, earthquake)
  - Protect your household's financial well-being before a disaster strikes—review life insurance policies and consider saving money in an "emergency" savings account that could be used in any crisis. It is advisable to keep a small amount of cash or traveler's checks at home in a safe place where you can quickly gain access to it in case of an evacuation.
  - Be certain that health insurance policies are current and meet the needs of your household.
- 11) Consider ways to help neighbors who may need special assistance, such as the elderly or the disabled.
- 12) Make arrangements for pets. Pets are not allowed in public shelters unless they are service animals.

## San Mateo County "News and Notes"

by Marshall Wilson,  
Public Communications Manager

In case you missed it, **David Boesch** has succeeded John Maltbie as County Manager. Boesch has served as Assistant County Manager since joining San Mateo County in 2007. He had previously served as city manager of Menlo Park, where he lives with his wife and teenage son.



**Carole Groom** was selected by the Board of Supervisors to fill a vacancy created when Supervisor Jerry Hill was elected to the state Assembly late last year. Groom is a former member of the San Mateo City Council and will serve out the remainder of Hill's term, which ends January 3, 2011. She represents District 2, which includes Foster City and most of San Mateo and Belmont.



**Jean Fraser** has been named Chief of the San Mateo County Health System. Fraser was previously chief executive officer of the San Francisco Health Plan, a not-for-profit HMO that provides health insurance for low and moderate-income San Franciscans. As Health System Chief, Fraser is responsible for County healthcare functions, including San Mateo Medical Center.



**The Assessor's Office is alerting property owners** that a number of private companies are taking advantage of people during these economically uncertain times by charging for services that are provided for free. For instance, some companies are mailing offers to file a homeowner's request for a Decline in Value review for the 2009-2010 Property Assessment – for a fee.

The reality is that homeowners can request a Decline in Value review at any time and do so directly with the Assessor – **for free**. Property owners are encouraged to contact the Assessor's Office if they have questions or need help in filling out the "Decline-in-Value" form. Online forms are available in English, Spanish and Chinese from the homepage of [www.smcare.org](http://www.smcare.org). Property owners can call (650) 363-4500 for assistance.

For more information about San Mateo County, please contact Deputy County Manager **Peggy Jensen** at (650) 363-4598 or [pjensen@co.sanmateo.ca.us](mailto:pjensen@co.sanmateo.ca.us) or visit [www.co.sanmateo.ca.us](http://www.co.sanmateo.ca.us).



## Edgewood Education Center Update

by Bill Korbholz, President  
Friends of Edgewood Natural Preserve

Our Emerald Hills neighborhood is poised to receive another jewel, thanks to a very generous contribution from Bill and Jean Lane of Portola Valley. Their six-figure donation to the San Mateo County Parks Foundation, dedicated to funding the Education Center at Edgewood Park, brings us within a very manageable \$200,000 of completing the fundraising for this nature learning center right in our back yards.



Through inspiration and education, the planned Center, along with the docent and educational programs it will support, will play an important role in preserving Edgewood's biological and geological wonders while emphasizing the role that stewardship plays in conserving this unique and outstanding area of natural beauty.



In recognition of the Lanes' gift, the center will be officially called the Bill and Jean Lane Education Center at Edgewood County Park and Natural Preserve. Assuming we can close the \$200,000 gap in the next few months, we anticipate breaking ground this fall, and the Center should be available for use in 2010.

You can still help make this dream a reality. Please visit [www.supportparks.org](http://www.supportparks.org) for more information.



*"The mission of the Emerald Hills Homeowners Association is to develop a sense of community by sponsoring events of common interest and providing a collective voice for communication among Emerald Hills residents with government and other organizations."*

## Thanks for Your Support over the Last Year

A Message From EHHA Treasurer, Tim Farrar

Although donations have slowed over the last few months, the Association had almost \$3,300 in the bank at the end of 2008 and recorded donations of \$5,260 during the year from more than 100 residents, representing more than double the total donations received in 2007. This enabled us to publish four newsletters during the course of the year, as well as to fund expenses associated with the community picnic in September.

The bank balance at the end of the year was slightly lower than we had hoped, reflecting the current difficult economic times, and the Board agreed at our January meeting that we should actively solicit advertising in an attempt to cover the cost of the newsletter. We have also decided to economize in other ways, including reducing our expenditure on the annual meeting compared to last year, so that your donations can be used primarily for events such as the community picnic. With these moves, we expect to be able to continue to produce a paper version of the newsletter four times a year, and circulate it to all members of the Emerald Hills community. We hope that you enjoy reading the newsletter and we are very excited about the prospect of working with local advertisers to keep costs down so that we can continue to publish it.

As noted in the last newsletter, the EHHA has a limited number of high-quality embroidered Emerald Hills logo polo shirts available, which we have decided to give away to supporters who donate \$100 or more to the Association. If you would like a polo shirt, please include a note indicating your shirt size with your donation of \$100 or more. We would very much appreciate your contribution.

Enclosed with this newsletter you will find a donation envelope, which you may use to send contributions, with checks payable to the EHHA. If you receive the newsletter electronically, then you may send donations to us by mail at EHHA, Attn: Treasurer, PO Box 620449, Woodside, CA 94062, or you may donate by PayPal via the website at [www.emeraldhills.org/pages/donate.html](http://www.emeraldhills.org/pages/donate.html). Thank you.



### EHHA Profit & Loss January through December 2008

	<u>Jan - Dec 08</u>
<b>Income</b>	
Donations Received	5,264.33
T-shirts	220.00
<b>Total Income</b>	<u>5,484.33</u>
<b>Gross Profit</b>	<u>5,484.33</u>
<b>Expense</b>	
<b>Communications</b>	
Bulk mail permit	180.00
Newsletter Postage	1,707.36
Newsletter Printing	<u>3,116.33</u>
<b>Total Communications</b>	<u>5,003.69</u>
<b>Events and Projects</b>	
Community picnic	1,034.21
Member Meetings	1,661.57
Picnic signs	328.02
T-shirts	<u>294.76</u>
<b>Total Events and Projects</b>	<u>3,318.56</u>
<b>Operations</b>	
Fees - Bank Charges	32.00
Fees - CC Processing	13.95
Office Supplies	<u>76.34</u>
<b>Total Operations</b>	<u>122.29</u>
<b>Total Expense</b>	<u>8,444.54</u>
<b>Net Income</b>	<u><u>-2,960.21</u></u>

### EHHA Balance Sheet As of December 31, 2008

	<u>Dec 31, 08</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Checking	<u>3,294.76</u>
<b>Total Checking/Savings</b>	<u>3,294.76</u>
<b>Other Current Assets</b>	
Picnic signs	328.03
T-shirt inventory	<u>200.00</u>
<b>Total Other Current Assets</b>	<u>528.03</u>
<b>Total Current Assets</b>	<u>3,822.79</u>
<b>TOTAL ASSETS</b>	<u><u>3,822.79</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Bal Equity	7,955.38
Retained Earnings	-1,172.38
Net Income	<u>-2,960.21</u>
<b>Total Equity</b>	<u>3,822.79</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>3,822.79</u></u>

**Yes! I want to contribute...**

- I'd like to contribute \$35.
- I can spare a bit more. Here is my donation for \$50.
- Here is my contribution for \$100.  
My shirt size is  SM  MED  L  XL
- I'm a resident of one of the most desirable neighborhoods on the Peninsula, and I want to keep it that way! Here is my contribution of \$ \_\_\_\_\_.

- 
- My check is enclosed.

If you would like to donate via credit card, please visit [www.emeraldhills.org/pages/donate.html](http://www.emeraldhills.org/pages/donate.html)

*Your personal information is kept confidential.*

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

Emerald Hills, CA 94062

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Phone # (optional)

\_\_\_\_\_  
E-mail Address (optional, but requested)

- Please send the email newsletter instead of print, to help preserve the environment *and* save the Association money.
- Please send me both the print and email newsletter.

You can make donations online at [www.emeraldhills.org/pages/donate.html](http://www.emeraldhills.org/pages/donate.html) or you can mail your contributions to:

**EHHA, PO Box 620449, Woodside, CA 94062**

*Please note that donations to the EHHA are not tax deductible.*

**Contact the Board of Directors**

- Adriana Botto <sup>1</sup> (Secretary/Newsletter Ed.).....368-5678
- Tom Brouchoud <sup>2</sup> (Vice President).....366-7890
- Tim Farrar <sup>1</sup> (Treasurer).....642-5195
- Joe Foraker <sup>2</sup> .....868-7495
- Frank Fraone <sup>1</sup>.....743-3900
- Michael Mangini <sup>1</sup> (President).....365-4449
- Carla Rayacich <sup>1</sup>.....299-0279
- Mike Sherman <sup>2</sup> (Webmaster/Database Mgr.)..544-0896
- Marline Underwood <sup>2</sup> (Community Picnic) .....224-1214

<sup>1</sup> Term expires at the 2009 Annual Meeting of Members  
<sup>2</sup> Term expires at the 2010 Annual Meeting of Members

**Save energy...and money too!**  
Get a FREE Home Energy Audit!

U.S. households produce 21% of the country's global warming pollution. That means that smart choices at home can really make a difference! Green@Home helps communities take action to reduce global warming by making their homes more energy efficient.

Green@Home HouseCalls help fight climate change by saving residents energy, money and CO2. Trained volunteers meet with residents in their homes to install simple energy-saving devices and create home energy conservation plans.



Volunteers demonstrate environmentally friendly choices and foster a deeper awareness of the need for change.

HouseCalls are available to all residents of participating cities, including Redwood City and Emerald Hills, whether you rent or own, and are available only through June 30, 2009.

**Green your home: Start with a HouseCall**

During a HouseCall, trained volunteers will visit your home performing simple energy-saving upgrades and showing you how to reduce your energy usage.

- Give you 3 free compact fluorescent light bulbs
- Install a retractable clothesline (if desired)
- Adjust water heater and refrigerator temperatures
- Install flow restrictors in faucets and showerheads
- Create a customized energy-saving plan for YOUR home!

**Schedule a HouseCall**

The Green@Home program is a **free** service offered by Acterra, in partnership with the City of Redwood City.

To schedule a convenient 2½ hour appointment for your HouseCall, please contact **Liz Muir** at **(650) 962-9876 x 350** or at [greenathome@acterra.org](mailto:greenathome@acterra.org).

For more information about Green@Home HouseCalls or Redwood City resources to help green your home, please visit [www.acterra.org/greenathome](http://www.acterra.org/greenathome).

Acterra is an award-winning non-profit organization that brings people together to create local solutions for a healthy planet. Visit [www.acterra.org](http://www.acterra.org) for more information.