

Forest Glade Estates

PO Box 2416, Livermore, CA 94551-2416



In this newsletter:

From the Board

Neighbor Contact List

Holiday Open House

Island Renovation

Garden Parties and Landscape

Annual Meeting & new HOA Board

New Neighbors

Treasurer's Report

CCRs Update

From the Board

Fall is such an awesome time in our neighborhood. The cooler temperatures, leaves changing colors, and the rush of Halloween trick-or-treaters remind us why we enjoy this season in Forest Glade Estates so much. Beyond the excellent weather and scenery, it is of course the residents of FGE that make the community great. I encourage you to lend your talents towards enhancing our shared experience. Whether it be in the areas of gardening/landscaping, tree trimming, irrigation, social event planning, newsletter development, or neighborhood decorations to name a few -- there is always something each person can contribute to make this community even better.

This fall, we continue to have exciting things happening at FGE. Our annual meeting was a success with the new Board of Directors about to be installed. In addition, we have three new families joining the neighborhood. In the spirit of community, we have neighbors that have volunteered to host for our annual "Holiday Open House" event on December 7. We have gardening parties continuing. Please keep reading to find more information about all these topics and contact a Board member if you would like to get more involved.

Regards,

John Schade - Acting FGE HOA President

Neighbor Contact List

The Board has created a pdf document with a list of member contact information which includes all members who have not opted out of this sharing on their Annual Contact Information form.

New members will no longer receive the one-time list of contact information in their Welcome Binders.

Members can request a copy of this document by sending an email to the Board at **ForestGladeEstates@Outlook.com**.

Holiday Open House

There is one event left on our FGE social calendar for 2025.

Come join us for our Holiday Open House on Sunday, December 7th. Hosted by our generous residents - please join us in thanking them:

- **Debby Cappadona and Graham Hindley – 1850 Old Tower Rd**
- **Kelly and Chad Schwartz – 1774 Old Tower Rd**
- **Evelyn and John Fletcher – 1738 Creek Rd**

More information on this event to follow -- stay tuned to your email and mailboxes!

We encourage everyone to attend these gatherings to connect with your neighbors and share insights about living in the community. If you have ideas about how to enhance the events or would like to assist, please contact John Schade – Acting Board President and Social Chair - 408-940-2946 or jschade118@gmail.com.

Island Renovation

The Island Reno project has hit several snags thus delaying our hopeful timeline. With the new HOA board in place, a review of progress will be made (tree assessment and design). We will go out for competitive bid in the new year. We plan to start with a single island where we can make the changes within our reserve plan and normal expenses.

The island plans and plant images are now available on our website:

<https://forestgladeestates.org/docs/island-reno-project-nov25.pdf>

Garden Parties and Landscape

The last scheduled FGE Garden Gathering happened on Saturday, October 25. There are no garden parties in November or December because of the holiday season and weather. Our efforts will **restart in 2026 - Saturday, January 24**, and every fourth Saturday of each month 8:30am - 10ish, weather permitting.

Thank-you October's BOO Crew: **John Schade, Peter & Wren Haugen, and Renee Lau & John Gibbins**. Despite the light rain, we didn't melt. We focused on the graffiti mitigation, trimming bushes & overhang, checking the irrigation lines, and light weeding.

If you notice any leaks or broken sprinkler heads, please leave a message with any board member so it can be investigated and remedied. Same goes for graffiti.



"Adopt-an-island"

The association will reimburse for qualified incidental expenses (less than \$100 with receipts) used for the common areas. Thank you to our unsung neighbor-gardeners for their ad hoc tending of our common-space.

There is an ongoing need for more clean mulch (tree chippings). The tree chips may be deposited in mounds by our sycamore tree west of the tennis courts.

There is a tall-tree incentive for planting trees on your property; please see a board member for details.

ANNUAL MEETING AND NEW HOA BOARD

The FGE Annual Meeting was held on November 8th at 1804 Old Tower Road. Thanks to Jean Shuler for allowing us to use her beautiful driveway.

The Association received five qualified candidates for the five FGE Board of Directors positions by the nomination deadline. Since the number of candidates that were nominated matches the number of Director positions on the Board, all five candidates were elected by acclamation at our annual meeting in accordance with Section 2.3 of the Association's Election Rules.

- Your Board of Directors for 2026 will be: **John Schade, Enda Sterne, Alix Robertson, Carmen Sarracco and Bob Kimball.** **Renee Lau** will remain on the Board as a non-voting member. They will begin their year-long term at the first board meeting after the annual meeting.



New Neighbors!

FGE welcomes **Debby Cappadona** and **Graham Hindley** to the neighborhood! Debby and Graham purchased 1850 Old Tower Road during the summer and moved into the residence in late July along with their dogs Buster and Lucky. Debby is an education furniture consultant and Graham works in global operations for a medical device company. They have had their eye on FGE for a while and are excited to be a part of the community and meet new neighbors. Please join us in welcoming Debby and Graham to FGE!



In addition, we eagerly await our new additions to the neighborhood at 1762 Old Tower Road and 1769 Old Tower Road. Once the new owners are comfortably moved in, we will roll out the welcome crew and provide some details to make you familiar with our new neighbors.

Treasurer's Corner

The annual dues are all in – thank you! We’ve got our non-profit status back for California, along with reimbursement of the California taxes we paid a couple of years back. We’re well set to pay our operating expenses moving forward. It looks as though the water and tax preparation expenses will run a little over budget for 2025, but a couple of other items will be well under for the year. We’re working on the budget for 2026, continuing to rely on reserve study data, and will share more about the budget shortly.

CC&Rs Update

As we are all aware, revisions to the CC&Rs were not passed during the last attempt a few years ago, due to an inability to obtain the required 75% approval by the homeowners. The Board decided to go back and address what needs to be changed to get the CC&Rs passed. We plan to address some of the known issues and make certain that everyone is comfortable with the final CC&Rs document. We will be soliciting additional feedback both on unresolved issues and making changes to the CC&Rs document. Carmen Sarracco has agreed to head up the review process. We expect to address the open items early in the new year.

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PO Box 2416
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<http://forestgladeestates.org/>

John Schade – President: jschade118@gmail.com
Bob Kimball – Vice President: kimball@msn.com
Alix Robertson – Secretary: christopherrobertson@comcast.net
Enda Sterne – Treasurer: pasterne@comcast.net
Carmen Sarracco – Member at Large: carmen.sarracco@outlook.com
Renee Lau – Non-Voting Member: rcljag@pacbell.net