



*Future Meetings  
2006*

*February 2*

*May 4*

*August 3*

*October 5*

*December 7*

*Pizza 6:45 P.M.*

*7:00 P.M.*

*Almaden Winery  
Community Center*

*AWNA Web Site:  
www.awna.org*

*AWNA Webmaster  
Paris Deiker  
pdieker@comcast.net*

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269-3197  
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mcristol@aol.com*

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265-2983*

*Directors at large:*

*Joe Cassetta  
cassetta@us.ibm.com*

*Nick Labosky  
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## *Vineland Library Crosswalk Update*

As many of the Almaden Winery neighbors are aware, a pedestrian was killed while crossing Blossom Hill in the crosswalk directly in front of the Vineland Library. This tragedy has compelled many of the residents to contact Nancy Pyle, District 10 Councilmember. Below is the response from Daniella Polar, Community Relations Coordinator, Office of Councilmember Nancy Pyle, District 10.

DOT will study and undertake traffic modifications in three phases at the location. These modifications are all intended to improve the driving and walking experience in the area. The three phases are as follows:

1. Next 30-45 days - Looking at the possible expansion of a driveway approach into the Library on eastbound Blossom Hill. Installing a one-way sign in the narrow median for exiting Library traffic. Adding a crosswalk at Dent along Blossom Hill and painting the curb red adjacent to it. Adding a center island pedestrian crossing sign for both directions of Blossom Hill.
2. Next 60-90 days - Installing a pedestrian-activated flashing light (Mayor's Safe Street Initiative) at Vassar/Blossom Hill. (This installation has been planned since July-August when our informational memo identified this location for inclusion in this year's program.)
3. Next 60-180 days - Reviewing possible inclusion of left turn lanes on Blossom Hill for the streets Dent and Bellagio. This would result in on-street parking removals and will require community meetings.

*Please Join Us  
Final AWNA Meeting for 2005  
Thursday, December 1  
Almaden Winery Community Center  
Pizza Social at 6:45 pm Meeting Begins at 7:00 pm*

*Special Guest: Nancy Pyle, Councilmember, District Ten*

*Topics:*

- Review the City's plan of action regarding the accident on Blossom Hill Road*
- Provide an update on City issues*
- Present District 10 and City issues*
- Discuss plans and priorities for 2006*

***To Deck... Or Not To Deck the Halls? That, is the seasonal question.***

*by Cathy Cassetta*

Now, tell me again, why is it?

*Oh, the weather outside is frightful... No, it's not!*

*Chestnuts roasting on an open fire... Not in California, they aren't!*

*There's no place like home for the holidays... Now you're talking! That's it!!!!*

Whether your winter holiday is Hanukkah, Christmas, Kwanza, or Winter Solstice, you are invited to decorate your home for the holidays -especially outside - where the weather is far from frightful (and aren't we glad!).

Spread cheer and goodwill toward men throughout the neighborhood by participating in the annual Awna house decorating event through which prizes of honor and cash are bestowed on those who have decked their outside with baubles and lights.

Too busy to decorate? For those of you who are too busy, yourselves, to decorate, we have a new category this year! **Kids' Kanvas — Children's Holiday House Decoration —**

Here's an opportunity for the kids to get into the holiday swing by contributing to the look of the community with colored paper and their fresh imaginations. Your home becomes their holiday canvas! (Could this be next year's holiday card photo?!)

The Kids' Kanvas category does not have to have lights (we'll make sure the judges do a daylight pass through the neighborhood). A photo of the winner of Kids' Kanvas will appear in the next issue of the Awna newsletter. The winner will also receive 4 FREE tickets to the play *The Magician's Nephew* (in March), the first story in *THE CHRONICLES OF NARNIA*, courtesy of Tabard Theatre, Cathy Cassetta and Carmella Graham.

The Awna volunteer judges will walk through the neighborhood on Tuesday, December 20. So, if you've decked your house with lights, please make sure the lights are on! Judges will also tour the neighborhood individually during daylight hours to check out Kids' Kanvas homes.

If you are interested in judging the home decorations, please contact me at [tabardtheatre@earthlink.net](mailto:tabardtheatre@earthlink.net)



**Editor's Comment**

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

The Editor

***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](mailto:mtkubiniec@cs.com)

We now have more than 180 email addresses on the Awna Distribution List

Your information is confidential  
No Spam- promise!

**Reminder!**

AWNA Trees will be installed on Saturday, November 26. Please leave your re-bar on your front lawn where the tree is to be installed!



PS. If you would like to assist with the installation, please meet at 1492 Bordelaise at 9:00 am. Bring some work gloves!

## Neighborhood Bits & Bytes...

### ***Halloween Party***

*by Mike Kubinieć*

This past Annual Halloween Party was a tremendous success!!! As the expression goes in the Navy - Bravo Zulo (BZ) - "Well Done" - to all those that devoted their efforts, time and talent to make the event fun and enjoyable for our children. A big THANK YOU to all the following for making our event happen:

Susan Underwood, Dave & Kim Paoli, Karen VanDyke, Quin Mai, Briana Soss, David Cooper, Amy Bissell, Carolyn Cooper, Melinda & Ben Lee, The Weber Family, Ryan White, Kristen Huget, Diana Sherman, Steve Perkarthy and Ashley Kubinieć

Isn't it great when a community comes together for worthwhile activities?! Again, thanks to everyone. We all owe you a debt of gratitude.



### ***AWNA Newsletter Publisher Needed***

For several years now, Jim Graham has graciously volunteered his time and talents to put together our newsletter. You have probably noticed what a superb job he has done. Well, his tenure at this post is coming to an end, so we are seeking someone else to take over these duties. The only skills required are some proficiency at a word processing and desktop publishing programs. Would you be willing to step forward to make a real difference in the community? We really do need you!!! For more information, contact Mike Kubinieć, [mtkubiniec@cs.com](mailto:mtkubiniec@cs.com).

### ***Clean It Up!***

Let's all take a moment to speak to our family regarding the unsightly litter which continues to accumulate along Blossom Hill and into our neighborhood on Chambertin. As a regular walker on this route, it's plain to see that the litter seems to be coming from students walking home and/or Starbucks visitors walking home to our area. Starbucks cups/napkins, along with chips/snack wrappers, empty Capri Sun juice containers, and empty plastic soda/water bottles litter the planters and landscape along our entrance. If we all take a moment to mention it to our students and another moment to discard these items as we encounter them, we can maintain our neighborhood as a "litter-free" zone!

A Concerned Almaden Winery Resident



### ***Neighborhood Watch Program Survey***

The Almaden Winery Neighborhood Association would like to hear from you! We've been in touch with the San Jose Police Department about its' Neighborhood Watch Program, and would like to gauge the community's interest in participating. The actual meeting would take about two hours of your time, and will be scheduled sometime early next year during a weekday evening to accommodate most people's schedules. If successful, we would also host annual events to bring in new members.

If you are interested, please drop me a note with your address so I can determine whether we can fulfill the minimum attendance requirement set by the City. Thank You!

Lisa Smiley Gillis  
[lsmiley\\_gillis@hotmail.com](mailto:lsmiley_gillis@hotmail.com)

## *Carmella's Real Estate Corner*

*By Carmella Graham, Neighbor & Realtor*

The following questions were received since the last newsletter.

### *Are there any changes the laws affecting real estate ownership for 2006?*

I am very fortunate to work in an office that mandates attendance at two legal updates per year and your question comes on the heels of our latest seminar. There are a number of changes that will take place in January. Just to highlight a number of these:



#### **Disclosure Issues**

AB 1323 (Megan's Law Revised 4/1/06) Information about registered sex offenders is currently available by the Department of Justice through an internet website. This law requires notice of this website to be included in lease or rental agreements and contract for sales of residential real property. AB1323 deletes those provisions of Megan's Law that established the "900" phone number by which members of the public could call to inquire whether a named individual was a registered sex offender. The new law requires the DOJ to operate a service permitting the public to make an inquiry, regarding at least 6 individuals and to charge a fee for these requests to be deposited into the Sexual Predator Public Information Account. In addition, this bill makes misuse of this information provided by the DOJ a criminal violation.

#### **Housing & Landlord/Tenant**

SB51 Starting January 1, 2006, landlords may give a 30 day notice--instead of a 60 day notice--to terminate their month-to-month tenants (unless rent control or subsidized housing rules apply). Existing law requires a 60 day notice of termination expired on December 31, 2005 as a result of the defeat of SB51.

#### **FYI**

In January 1, 2003, California repealed its unsolicited fax law, leaving the federal Telephone Consumer Protection Act of 1991 as the sole regulation of unsolicited faxes. Now California has passed another law governing junk faxes. Effective January 1, 2006, SB833 bans the sending of unsolicited advertising faxes from someone in California to someone in California and provide for damages of at least \$500.00 per violation.

SB442- Prior to passage of this law, a small claims court would hear various actions but only up to the jurisdictional amount of \$5,000, with a few specified exceptions. This law increases the small claims court jurisdictional amount to \$7,500.--again with a few specified exceptions.

Legal entities other than natural persons do not qualify for this jurisdictional increase.

As I had mentioned, these are just some of the changes that I have chosen to highlight, if you would like a complete list, please contact me and I would be happy to forward one to you.

### ***A Taffeta Christmas***

A Fun 50's Musical!  
3 weekends Only! December 2-17  
Reservations: (408) 979-0231

AWNA Neighbors only; \*20%off each ticket!  
Courtesy of your neighborhood realtor  
Carmella Graham  
[www.carmellagraham.com](http://www.carmellagraham.com)



*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](mailto:cgraham@apr.com)*



# Almaden Winery Neighborhood Directory

Support your neighbors as they support the neighborhood!

*gement Travel*

Melissa Blue  
Travel Consultant

P.O. Box #1460  
57th Ave, L.A. 95119  
Direct (408) 266-3999  
Fax (408) 266-6110  
melissab@gementtravel.com

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Allison Redington  
Financial Agent

Bookkeeping, Accounting and Tax services

(408) 216-7210  
[arfinancialservices@earthlink.net](mailto:arfinancialservices@earthlink.net)  
[www.arfinancialservices.com](http://www.arfinancialservices.com)

*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*

# 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: Lisa Membreno, Uriel Vargas, Larry Ely, and Jake Rhee. 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 consistant 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