



SUNNY GLEN SENIOR COMMUNITY

August 2025

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Vol IV Issue 08

PRESIDENT'S MESSAGE:



Thank you to all the people who came to the Zoom meeting July 21st to get their questions answered by our attorney. Some questions on our age-restricted Sunny Glen Senior Community are circulating through our community such as the benefits to the community, property tax advantages and does the Sunny Glen Board personally benefit:

55+ Age Restricted Community: This is a common arrangement, particularly in the US, and made possible by the Housing for Older Persons Act (HOPA). Here are reasons why communities choose to maintain their 55+ status:

- 55+ communities are designed and operated to meet the needs and preferences of older adults. This can include everything from the layout and amenities to the pace and atmosphere of the neighborhood.
- These communities often offer amenities that cater to a more mature population, such as fitness center, clubhouse, swimming pool, library, game room, billiards room, outdoor games, bingo, social activities, clubs tailored to different interest, and opportunities for socializing and staying engaged. These amenities are included in your HOA fees:
- Living among peers with shared interest and life experiences fosters a strong sense of community and provides opportunities to build new friendships. This can be especially beneficial for seniors who may be experiencing isolation or looking to expand their social circles.
- Many 55+ community HOA's handle exterior maintenance, landscaping, and other upkeep tasks, allowing residents to enjoy a worry-free lifestyle and focus on their leisure and hobbies.
- Age restrictions generally contribute to a quieter environment, as families with young children are typically not allowed as permanent residents.
- 55+ communities feel safer and offer some security measures like cameras, and security personnel keeping a close eye on the community.
- Homes in a 55+ community can sometimes be more affordable than similar homes in a traditional neighborhood, in part due to smaller lot sizes and a smaller buying pool and lower demand.
- While a 55+ community's buyer pool might be smaller than that of a traditional neighborhood, it attracts a specific and growing market of older adults seeking this lifestyle.
- Maintaining HOPA status is crucial as it allows communities to legally restrict residency based on age and creating an environment for older persons.

The Downside of losing our HOPA status:

- Losing HOPA status would mean our community would no longer be able to legally exclude families with children.
- Failure to adhere to HOPA requirements could lead to lawsuits and legal liabilities under the Fair Housing Act, potentially resulting in large fines and penalties.
- A community that loses its HOPA status may see a shift in the demographics of its residents, potentially altering the social fabric and overall character of the community as more families with children move in.
- Maintaining the HOPA status requires ongoing efforts to verify age through annual surveys and documentation upkeep. Losing this status would mean dropping these procedures, but it would also necessitate an expensive and legal reevaluation of the governing documents and complex adjustments to community policies to adapt to a non-age-restricted environment.

.....to be continued

- In essence, losing HOPA status would necessitate a complete shift in our community's operational and legal framework, potentially impacting our demographics, finances, and overall quality of life for our residents.

Property Tax benefits, and Board benefits:

- In Contra Costa County there are no property tax benefits in age restricted communities.
- The volunteer Board does not benefit by serving our community. We serve proudly to personally give back to our community with our time, talents and treasure, and help to make Sunny Glen Senior Community clean, safe, and inviting for our resident members to call home.
- If the community were to change from a 55+ and abandoning HOPA status to a family community. The need to update the CC&Rs would not change and would require further expensive legal work and addendums. Once we lose the HOPA status as 55+ community we cannot go back after changing to a family-based community.

Feeding Wildlife:

There are signs again of people feeding wildlife within the Sunny Glen Community. This behavior is not healthy in any way for the wildlife. Feeding broken up bread seems to happen around the same time that bread and food is delivered for the free giveaway. We know you mean well and are trying to help, but the efforts are not helping the wildlife.

Weeds and Dead Vegetation:

Weeds, overgrown vegetation encroaching along sidewalks, and dead vegetation are appearing again in some front yards. The maintenance of your yards is a full-time obligation for the homeowners of this community not just a once per year springtime obligation. Please help to maintain the continuity of the neighborhood by maintaining your property year-round. There is potentially some labor help available at no cost to you. Please reach out to me and I can put you in touch.

Next Community Board meeting is **7pm Wednesday, August 6, 2025,** at the Clubhouse, 9000 Craydon Circle.

Mark Ballock, President
925-998-2924

Website: Sunnyglen-community.org
Password: Time4Fun



TIME FOR SOME FRIDAY FUN

Join us on Hot August Nights at the HOA gazebo at 5pm.

The grill will be on, the music playing and shuffleboard disks flying down the court.

There are also bocce courts and a horseshoe pit. Bring some food and beverages to share. A great way to meet your neighbors.



HOA COOKIE CONTEST

SUNDAY, SEPTEMBER 7, 2025

@ 22 Helix Court

EVERYONE IS WELCOME!

Bake all kinds of Cookies
Don't Forget Gluten Free &
Sugar Free too!

(all ingredients need to be listed)



Be ready to bake your favorite cookies & enter the Contest!

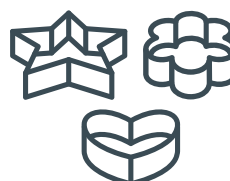
Call our Host Ann Attwood @ 925-361-8466

for more information &
to register by August 20th.

2:00-3:00PM Refreshments

3:00-3:30PM Cookie Tasting

3:30-4:00PM Judging & Awards



Judges: Rose Basoco
Mark Ballock
Marcia Jeppson





LIBRARY NEWS

LYNNE BIDWELL



The library currently has 48 biographies available. Here are a few titles you may find interesting:

Angela's Ashes by Frank McCourt, 1999

A Pulitzer Prize-winning, #1 New York Times bestseller, *Angela's Ashes* is Frank McCourt's masterful memoir of his childhood in Ireland. "When I look back on my childhood, I wonder how I managed to survive at all. It was, of course, a miserable childhood: the happy childhood is hardly worth your while. Worse than the ordinary miserable childhood is the miserable Irish childhood, and worse yet is the miserable Irish Catholic childhood."

Home: A Memoir of My Early Years by Julie Andrews, 2009

Home is filled with numerous anecdotes, including stories of performing in *My Fair Lady* with Rex Harrison on Broadway and in the West End, and in *Camelot* with Richard Burton on Broadway; her first marriage to famed set and costume designer Tony Walton, culminating with the birth of their daughter, Emma; and the call from Hollywood and what lay beyond.

Into Thin Air: A Personal Account of the Mount Everest Disaster by Jon Krakauer, 1997

Krakauer's personal account of the Mt. Everest disaster in 1996 is haunting, unnerving, and deeply moving. As Krakauer recollects the events of that fateful climb, we are reminded not only of the risks of mountaineering, but also the survivor's guilt that plagues those that made it down from Mt. Everest.

Playing for Keeps: Michael Jordan and the World He Made by David Halberstam, 1999

In *Playing for Keeps*, Halberstam is at his investigative best, delving into Jordan's expansive world of teammates and coaches. The result is a gripping story of the athlete and media powerhouse who changed a game forever.

You are welcome to borrow any item. Simply take what interests you and return it to the basket or the shelves below when you are finished with it. There is no time limit. The library volunteers will replace the item on the correct shelf. All items in the Sunny Glen Library have been donated by residents. Donated items must be clean, in good condition, and of general interest. We have limited space, so we cannot accept oversized books or a large number of items. Library donations should be in nearly new condition and of general interest. Due to our limited space, we can only accept a few donated items. No large collections, please. If you have a large number of items to donate, consider the San Ramon Libraries where they will sell them, and the money helps fund the libraries.

HOA BINGO / PIZZA DAY
COMING
Saturday, September 13th



There will be a Pizza/Bingo Day on Saturday, 9/13 during the day in the Clubhouse. Sign-up sheet and further information will be posted in the Clubhouse as we get closer to the event. Cost: \$25 which will include lunch and 3 free bingo cards. Limited to 50 people. Stay tuned!

TEXT: Patty Newlan @ 510-410-5931

Book Club meets 1st Monday of each month @ 2PM

AUGUST 4: "By Any Other Name" by Jodi Picoult.

September 1: "American Dirt" By Jeanine Cummins.

October 6: "The Briar Club" by Kate Quinn.



NEW HOA NEIGHBORS



9 DOGWOOD COURT
17 HELIX COURT
101 NEPTUNE PLACE
115 NEPTUNE PLACE



AUGUST 2025

SUN

MON

TUE

WED

THU

FRI

SAT

01

Hot August Nights
@ the Gazebo
5PM

02



National sunflower Day

03



Watermelon Day

04

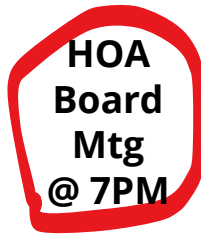
Book Club
@ 2:00pm

Bocce Ball
@ 4pm

05

Pool Water
Excercises
3-4PM

06



07

Bingo
@ 1PM

Pool Water
Excercises
3-4PM

08

Hot August Nights
@ the Gazebo
5PM

09



Bowling Day

10



Spoil Your Dog Day

11

Bocce Ball
@ 4pm

12

Pool Water
Excercises
3-4PM

13

14

Bingo
@ 1PM

Pool Water
Excercises
3-4PM

15

Hot August Nights
@ the Gazebo
5PM

16



Roller Coaster Day

17



Nat'l Black Cat Day

21

Chair Yoga
@ 4PM Hall
Gentle Yoga
@ 5PM

Bocce Ball
@ 4pm

22

Pool Water
Excercises
3-4PM

23

BUNCO
@
6PM



24

Bingo
@ 1PM

Pool Water
Excercises
3-4PM

25

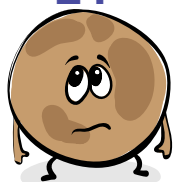
Hot August Nights
@ the Gazebo
5PM

23



Cheap Flight Day

24



Pluto Demoted Day

25

Chair Yoga
@ 4PM Hall
Gentle Yoga
@ 5PM
Bocce Ball
@ 4pm

26

Pool Water
Excercises
3-4PM

27

28

Bingo
@ 1PM
Pool Water
Excercises
3-4PM

29

Hot August Nights
@ the Gazebo
5PM

30



31



Eat Outside Day

Newsletter Editor: Rose Basoco (915) 276-5804 (e-mail or text me)