

President's Message

January 2026

Happy New Year!

Wow! It is already 2026. The last year went by quickly. The Board has been very busy with all the activities during 2025.

The 2026 Association Board will have the following residents: **Peggy Wegner**, President; **Kitty Etter**, Secretary; and **Bruce Edmundson**, Treasurer. The Members-at-Large will be: **Bill Hines**, **Weizhi Sun**, **Elizabeth Morrison**, **Joe Madison**, **Eric Hopp** and **Mary Knoppe**.

The Board would like to thank all the residents who submitted the questionnaire that went out. We will be using this information to plan our 2026 activities. The informational meetings seemed to be successful, so we will try to do more of them during the year. If you have any ideas or thoughts for this type of meeting, please let a Board member know. There were quite a few suggestions on events that we could plan during the year. Some of them are not the type (i.e. day trips to various places) that our association has the resources to do. The local Senior Centers would be a place to check on these activities.

During the month of January we will be doing our annual membership drive. The dues will be at \$6.00 per person for the year. The membership will allow you to have a discounted fee for some of our events. The dues collected will allow us to continue to have goodies at bingo and movie nights, maintain the piano that is used at many of the festivals we have during the year, maintains the BBQs that we use at events, and supplies the paper goods we use at the monthly birthday cake, holiday party, 4th of July, and other events. I hope you will consider becoming a member.

January will be a quiet month giving us a chance to unwind after the holidays. The Undecorating Party of the Clubhouse will be on January 3rd at 11 am (after the monthly birthday cake). We will have a movie night on January 10th. The Association meeting will be January 27, 2026 with a Meet and Greet at 6:45 pm with the meeting starting at 7:00 pm.

Peggy Wegner
Pawegner12@gmail.com



The 2026 CCVRA Board Members

(L to R) Peggy Wegner, Kitty Etter, Bruce Edmundson, Bill Hines, Eric Hopp, Mary Knoppe, Joe Madison, Elizabeth Morrison, Weizhi Sun.

The Cape Cod Whaler is published monthly by MHB Group
for and distributed solely to residents of Cape Cod Village.

Cape Cod Village Residents Association

November 18, 2025 Association Meeting Minutes



CALL TO ORDER: The meeting was called to order on November 18, 2025 at 7:00pm. There were 7 residents in attendance.

FLAG SALUTE: was led by **Nat Hanson**.

WELCOME NEW ATTENDEES: No new attendees.

APPROVAL OF MINUTES: As we moved the Association meeting up a week, the Whaler hasn't come out. We will approve the October minutes at the next Association meeting on December 16, 2025.

REPORTS

TREASURER'S REPORT

As of November 1, 2025 beginning balance was: \$5,278.90

Total Income was: \$147.82

Total Expenses were: \$304.53

Ending balance as of November 18, 2025: \$5,122.19

Comments and questions were invited from the floor. The report will be filed subject to audit.

MEMBERSHIP REPORT

As of November 18, 2025 we have 109 members from 73 Households.

CIRCLE OF CARE

Jo Asplund was not present to report. **Peggy Wegner** did report that **Kitty Etter** had a successful hip replacement. She is doing very well. Please see Whaler for further details.

TREASURE SEEKERS REPORT

We collected \$144.82 for the month of November. The next collection date will be December 7, 2025.

OLD BUSINESS

► 2026 BOARD

President: **Peggy Wegner**, Vice President: Vacant, Secretary: **Kitty Etter**, Treasurer: **Bruce Edmundson**. At Large: **Bill Hines**, **Eric Hopp**, **Joe Madison**, **Weizhi Sun**, **Elizabeth Morrison** and **Mary Knoppe**. Our 2026 Board has been determined by acclamation. The 2026 Board will be sworn in at the December Association meeting.

► ASSOCIATION MEETING

Questionnaires were given to all residents on November 12th to know their interests. The Board would like input from the residents on ways to improve the Association meetings, informational meetings, and events to have in 2026. The return date is November 26th.

► DECEMBER ASSOCIATION MEETINGS

The Association meeting has been moved up due to the holidays. The December meeting will be December 16th.

(Continues on page 3)

Cape Cod Village Residents Association

November 18, 2025 Association Meeting Minutes



(Continue from page 2)

NEW BUSINESS

► MEMBERSHIP DUES FOR 2026

There will be no increases in the membership fee for 2026. The dues will be \$6.00 for each person.

► 2026 ROOM RESERVATIONS

Please remember to check with the office if you have an activity that meets on a regular basis (exercise class, zumba, movie night, bible study, etc.) to reserve the room for 2026.

► SUNNYVALE HOME IMPROVEMENT PROGRAM

Information was passed out to everyone at the Association meeting about the Sunnyvale Home Improvement Program. There are loans and grants available to lower income Sunnyvale households. If you are interested in any of these programs, be sure to check with the office on Cape Cod Village requirements.

EVENTS

► MONTHLY EVENTS

- **Exercise Class - Monday, Wednesday and Friday mornings from 10:00 to 11:00 am**
Sandy Bain and Jon Lichtenberg are the chairpersons.
- **Bible Study - Every 2nd and 4th Wednesdays from 1:30 to 2:30 pm in the Craft Room**
Mary Knoppe is the chairperson. There will not be Bible Study in December. There will be a Sing-a-Long on December 10th.
- **Birthday Cake - First Saturday of the Month from 10:00 to 11:30 am in the Craft Room**
Weizhi Sun and Pong Yeung are the chairpersons.
- **Zumba - Every Tuesday at 4:00 pm and Friday at 11:15 am**
Laurie Willis is the chairperson.

► NOVEMBER EVENTS

- **Bingo - November 5, 2025, 7:00 to 9:00 pm**
Chairpersons: Peggy Wegner and Kitty Etter. 14 people attended.
- **Movie Night - November 15, 2025, 6:30 pm**
Chairpersons: Bruce Edmundson and Elizabeth Morrison. The movie was "Darkest Hour" about Winston Churchill. 6 residents attended.

► DECEMBER EVENTS

- **Bingo - December 3, 2025, 7:00 to 9:00 pm**
Chairpersons: Peggy Wegner and Kitty Etter.
- **Decorating Party - December 6, 2025, 11:00 am after the Birthday Cake**
Chairpersons: The Board. Starting at 11 after Birthday Cake. Drinks will be provided.
- **Sing-a Long - December 10, 2025 1:30 to 2:30 pm**
Chairperson: Mary Knoppe.

(Continues on page 4)

Cape Cod Village Residents Association November 18, 2025 Association Meeting Minutes



(Continue from page 3)

- **Holiday Party - December 13, 2025, 5:00 to 9:00 pm**
Chairpersons: The Board. Cost will be \$5.00 per resident. There will be door prizes, hot and cold appetizers, and drinks. Santa will be present. We can find out if we were naughty or nice during the year. Flyers will be out next week.
- **Holiday Joy Star Valley Choir Concert - December 18, 2025, 1:30 to 2:30 pm**
Chairpersons: Weizhi Sun and Pong Yeung. Doors open at 1:00 pm.
- **New Year's Eve Party - December 31, 2025 DIY**
BYOBeverage and snacks. Doors open 6:30 pm We can watch the New York ball dropping at 9:00 pm.

Comments, questions and additional items are invited from the floor.

The next Association meeting will be December 16, 2025 at 7:00 pm with Meet and Greet at 6:45 pm.

There being no further business, a motion to adjourn was made by **Bruce Edmundson** and seconded by **Elizabeth Morrison**. Motion carried.

The meeting adjourned at 7:25 pm.

Respectfully submitted,
Peggy Wegner for Kitty Etter

CCVRA Contact Information

Name	Function	Number	eMail
Peggy Wegner	President/Events	1 (650) 303-4072	pawegner@gmail.com
Bruce Edmundson	Treasurer / Flyers and Copying	1 (408) 307-6810	bruceedm@gmail.com
Jo Asplund	Circle of Care	1 (408) 205-1159	jvasplund@gmail.com
Vicky Lawson		1 (408) 230-2551	—
Kitty Etter	Whaler	1 (408) 744-0789	ketter63@yahoo.com
Daniel Schwartz	Treasure Seekers	1 (408) 962-0277	dms@danielsart.com
Elizabeth Morrison	Library	1 (650) 678-8069	elizabethmorrison123@gmail.com

Cape Cod Village Residents Association

Treasurer's Report - November 2025

11/01/2025 Balance Forward **\$ 5,278.90**

Income:

Event income	3.00	
Treasure Seekers	144.82	
Total Income		<u>147.82</u>

Expenses:

Clubhouse	\$ (32.72)	
Office/copy/printing	(271.81)	
Event expenses	0.00	
Total Expenses		<u>(304.53)</u>

Monthly Net Income (Expense) **(\$156.71)**

Balance as of 11/30/25 **\$ 5,122.19**

Event summary by item (this month)	Expense	Income	Net Income
11/15/25 Movie Night	0.00	3.00	3.00

Brandenburg, Staedler & Moore - Cape Cod Village, L.P. Brandenburg, Staedler & Moore and their respective partners, managers and employees, individually and collectively assume no responsibility for the content of this publication herein and shall be held harmless against any suit, demands or liability arising there from.

All activities arranged for members of Cape Cod Village Residents Association are for the convenience and pleasure of Association members and their guests who voluntarily desire to participate. CCVRA, its officers and members do not assume any responsibility for the well-being or safety of participants and their property in any manner pertaining to said activities. Members of the Association and their guests participate at their own risk and should not expect to hold Cape Cod Village Residents Association or any of its officers or members responsible in any way.



January 2026

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
				1 	2 Walking Exercise Class 10:00 am  Zumba 11:15 am 	3 Birthday Cake 10:00 am  Undecorating Party 11:00 am 
4  Treasure Seekers 6:30 pm	5  Walking Exercise Class 10:00 am	6 Zumba 4:00 pm 	7  Walking Exercise Class 10:00 am	8	9  Walking Exercise Class 10:00 am Zumba 11:15 am 	10  Movie Night 6:30 pm
11	12  Walking Exercise Class 10:00 am	13 Zumba 4:00 pm 	14  Walking Exercise Class 10:00 am Bible Study 1:30 to 2:30 	15 Chinese Calligraphy 2:00 to 4:00 pm 	16  Walking Exercise Class 10:00 am Zumba 11:15 am 	17
18	19  Walking Exercise Class 10:00 am 	20 Zumba 4:00 pm  CCVRA Board Meeting 6:30 pm	21  Walking Exercise Class 10:00 am	22	23  Walking Exercise Class 10:00 am Zumba 11:15 am 	24
25	26  Walking Exercise Class 10:00 am	27 Zumba 4:00 pm  CCVRA Meet & Greet 6:45 pm to 7 pm CCVRA Meeting 7 pm	28  Walking Exercise Class 10:00 am Bible Study 1:30 to 2:30 	29 Chinese Calligraphy 2:00 to 4:00 pm 	30  Walking Exercise Class 10:00 am Zumba 11:15 am 	31

January 3	Birthday Cake	10:00 am
January 3	Undecorating Party	11:00 am
January 4	Treasure Seekers	6:30 pm to 7:00 pm
January 10	Movie Night	6:30 pm
January 20	CCVRA Board Meeting	6:30 pm
January 27	CCVRA - General Meeting	7:00 pm



January Celebrations



Happy Birthday

1 John Richards	24 Joan Johnsen
1 Yun Peng Shao	25 Charles Norman
12 Barb Matson-Schwartz	27 Steve Leung
22 Victoria Lawson	27 Wendy Wang
23 Gary Nelson	27 Young Oh
23 Mike Olden	31 Pam Hibbs
23 Zenggui Wang	

Anniversary Congratulations

6 Jun & Ann Bongato	2001
27 Steve Leung & Amanda Sin	2017

January Directory Updates

No Updates this Month
Please update your directory and take a moment to make sure your entries are correct. If not, please submit changes on the CAPE COD VILLAGE INFORMATION FORM printed in this Whaler and deposit in the CCVRA mailbox in the clubhouse.

CAPE COD VILLAGE RESIDENTS ASSOCIATION INFORMATION FORM

Please **PRINT** all information

Date: _____ Space # _____

Name 1: First _____ Last _____

Phone (only 1 per person) _____ Birthday: (mm/dd) _____

Email _____

Name 2: First _____ Last _____

Phone (only 1 per person) _____ Birthday: (mm/dd) _____

Email _____

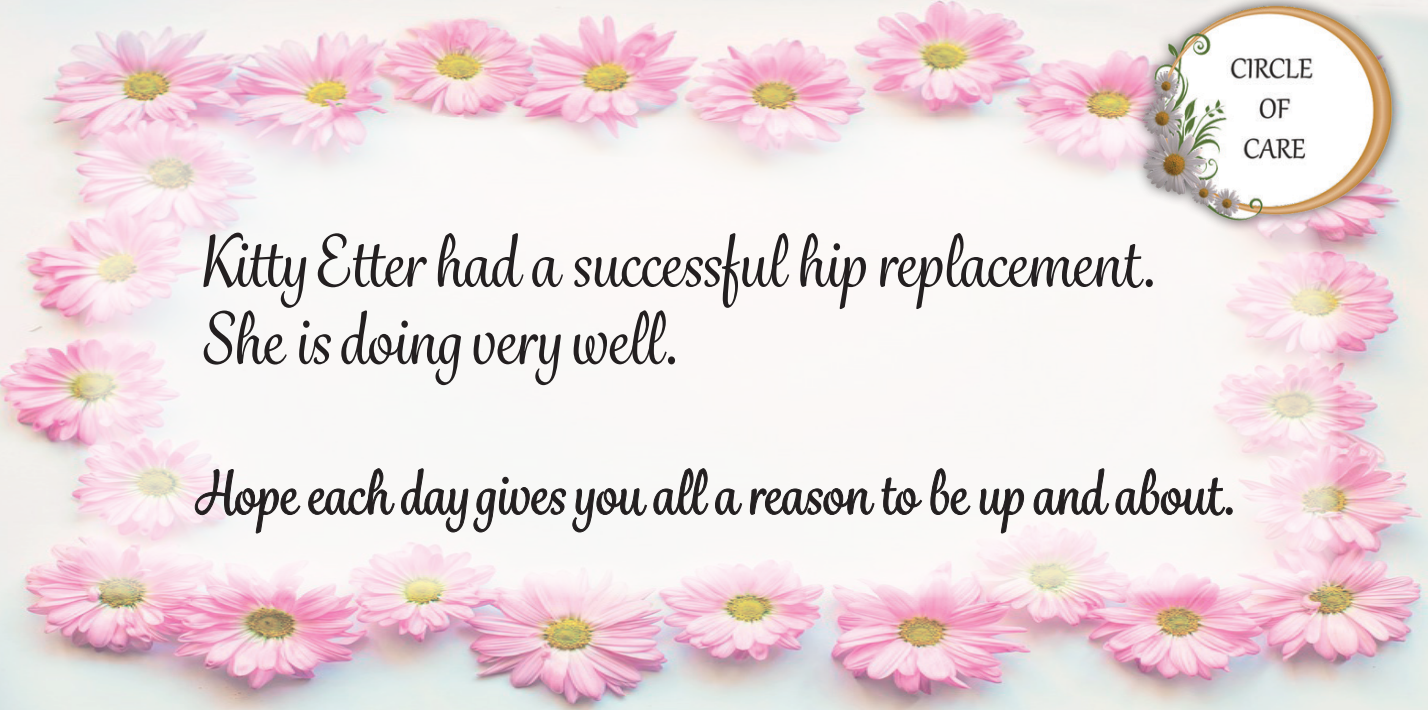
Anniversary: (mm/dd/yyyy) _____

Please fill out this form and place it in the CCVRA mailbox in the clubhouse.
***** **Updates and additions will ONLY be accepted on this form.** *****
*** *This information will be published in the Whaler, and used to update the
CCVRA Phone Directory, (unless requested otherwise).* ***

***** For Official Use Only *****

Date Received _____ Date Entered: _____ By _____

Code: Anniv Birthday Delete Email Moved New Phone Spelling

A decorative border of pink daisies with yellow centers, arranged in a rectangular frame around the central text.A circular logo with a gold-colored border. Inside the circle, the words "CIRCLE OF CARE" are written in a serif font. To the left of the text is a small illustration of a daisy flower with green leaves.

CIRCLE
OF
CARE

*Kitty Etter had a successful hip replacement.
She is doing very well.*

Hope each day gives you all a reason to be up and about.

*A reminder from Co Chair Jo Asplund and Vicky Lawson to all residents.
Please contact either of us to report any information about a friend or neighbor
who may need get well wishes or condolences.*

*Please collect pertinent information concerning the individuals for correct spelling
of their name and correct space number.*

Questions directed to co chairs will be answered as quickly as possible.

Help us bring a small amount of comfort to those involved.

Thank you so much!

Jo Asplund 408 205-1159

Vicky Lawson 408-230-2551

Healthy regards to all residents from Cape Cod Residents Association

*Holiday Undecorating Party
Saturday, January 3
11:00am at the Clubhouse*

*Come on over and help us
put the Holidays to bed for
another year!*



Mail Tubes

A reminder for residents to clean out their mail tubes on a regular basis. It is very difficult to put new material into the tubes from the office and CCVRA.



ATTENTION

Please contact Elizabeth Morrison (at Elizabethmorrison123@gmail.com) if you have any books you would like to donate. The library is not a place to just leave the books you no longer want.



Please Join
Cape Cod Village Residents Association
for the

2026

Chinese Spring Festival

东北艺术团迎春慰问演出



Performance by
North Eastern Art Troupe

Sunday, February 15, 2026

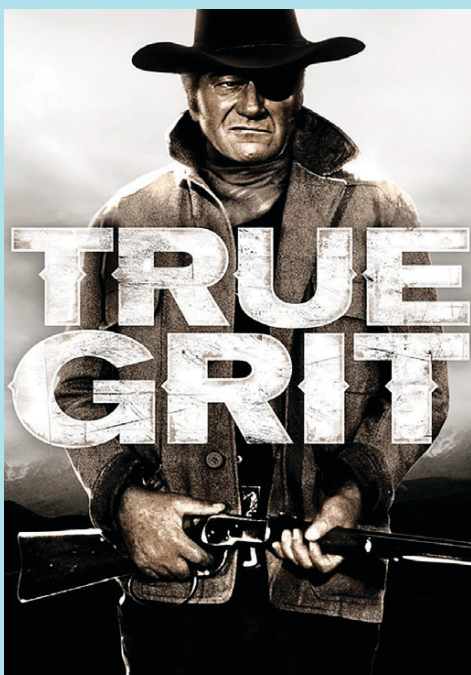
3:00pm - 4:00 pm

Doors Open at 2:30pm



At the Clubhouse
1050 Borregas Ave
Sunnyvale CA, 94089





Classic Movie Night At The Cape Cod Village Clubhouse

True Grit (1969)

Saturday, January 10, 2026

Doors Open 6:30 pm

Movie Starts at 7:00 pm

Popcorn and Soda/Water will be served

Cost: Donation Box to help offset costs

Bring your own comfy chair and enjoy the show!

For more information call Bruce at 408-307-6810

The murder of her father sends a teenage tomboy on a mission of 'justice', which involves avenging her father's death. She recruits a tough old marshal, 'Rooster' Cogburn, because he has 'true grit' and a reputation of getting the job done.

"One of the finest of this genre ever made," this movie earned John Wayne his only Academy Award for Best Actor. Also starring Kim Darby, Glen Campbell and Robert Duvall.



Start the year dancing!
ZUMBA GOLD with Laurie
Tuesdays @ 4 p.m.
Fridays @ 11:15 a.m.

Walking Exercise Class

In the Cape Cod Village Clubhouse

Every Monday, Wednesday and
Friday at 10:00 am

Call: Sandy Bain or Jon Lichtenberg for
details: 408-685-2140



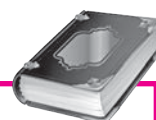
Chinese Calligraphy Writing 中国书法初学



January 15 & January 29
2:00 pm to 4:00 pm

At the Clubhouse in the craft room.

For more information contact
Weizhi Sun (408) 577-7165



Cape Cod Bible Study

2nd and 4th Wednesday
1:30 pm to 2:30 pm

Everyone is welcome!!!!!!

Give us a try!!!!!!!!!! Questions?

Any questions contact

Mary Knoppe@ 1-669-215-3759
maryknoppe@sbcglobal.net.

A Message From
Cape Cod Village Resident's Association

Treasure Seekers

Transporter Needed

The Treasure Seekers Crew is currently looking for a volunteer (**Transporter**) who has a truck to transport our sorted and crushed “Treasures” to the Sunnyvale ***SMaRT Station Recycling Center***, located 2.5 miles away from Cape Cod Village. About a 10 minute drive.

The week following the 1st Sunday of the month, Daniel will make an appointment with the ***SMaRT Station Recycling Center*** that will fit the “Transporters” schedule between the hours of 8 a.m. to 5 p.m. (seven days a week). The **Transporter** will be reimbursed every 4 months for mileage.

NOTE

The Transporter will not need to load or unload the truck. Daniel has tarps and rope to secure the bagged “Treasures” in the truck.

For more information or to join the Treasure Seeker Crew, contact:
Daniel Schwartz at (408) 962-0277

The Recipe Box

Garlic-Lemon Zest Grilled Shrimp

Costco Connection - May 2023

Instructions

Prepare the marinade: In a small bowl, combine all marinade ingredients.

Place peeled shrimp in a large bowl. Pour marinade over shrimp; toss to coat. Refrigerate for 1 hour. (If using wooden skewers, soak them in water while shrimp marinates.)

Preheat grill to 500 F. Place shrimp on skewers, then grill for 2 minutes per side until opaque or internal temperature reaches 145 F. Salt and pepper to taste.

Makes 4 servings.

Ingredients

MARINADE

- 1/2 cup extra-virgin olive oil
- 2 Tbsp flat leaf Italian parsley, chopped
- 1 tsp grated lemon zest
- 1 tsp garlic, minced
- 1 lb raw shrimp, thawed and peeled
- Metal or wooden skewers, as needed
- Salt and pepper to taste





Sunnyvale Mobile Home Park Alliance

January 2026

New Legislation SB79

California Senate Bill 79 (SB 79), also known as the **"Abundant and Affordable Homes Near Transit Act,"** is a state law that overrides local zoning ordinances to allow for denser, mid-rise housing developments near major public transit stops. The law takes effect on July 1, 2026.

- **Increased Density and Height:** The bill mandates minimum height and density standards for residential, mixed-use, and commercial properties within a half mile of qualifying transit stops in counties with at least 16 passenger rail stations (e.g., Los Angeles, San Diego, San Francisco Bay Area counties).
 - In our neighborhood, we are **Tier 2 (Light Rail/High Frequency/BRT): So the mobile home park communities (Plaza, Adobe, and Casa)** are within a quarter mile of public transit and could be replaced with buildings. The standard is 100 units per acre with up to 65 feet high; or within a half mile (**Cape Cod, Fox Hollow, Willow Ranch**), up to 55 feet thigh and 80 units per acre.
- **Affordability Requirements:** Developments with more than 10 units must include a certain percentage of affordable units (7% extremely low income, 10% very low income, or 13% low income).
- **No Parking Mandates:** The law does not impose minimum parking requirements, aligning with previous legislation (AB 2097) that eliminated them near transit stops.
 - **Estimate of Cost to remove 1 mobile home: The MRL says if a park closes they have to pay fair market value for the homes.** \$ 250,000-home, Haul away \$1500, =\$251,000 number of homes in the park = (e.g. .Adobe - \$153,863,000). Other expenses would be asphalt removal, infrastructure removal, and increased property taxes, to name a few. Are these costs a developer would want to incur? I don't know.
 - **Article in the San Jose Spotlight*** has a group that thinks they would. Senator Wahab, who represents Sunnyvale, drafted a solution to protect mobile home park residents and brought it to Senator Wiener. Read the article and send a support message to Senator Wahab at (1021 O St., Suite 8530, Sacramento, CA 95814 or Website <https://sd10.senate.ca.gov/contact>. Also go to Patrick Ahrens website <https://a26.asmdc.org/> and click contact me.

*<https://sanjosespotlight.com/state-bill-could-displace-sunnyvale-mobile-home-residents/>





Sunnyvale

Apply Now To Our Home Improvement Program

Our program provides loans and grants for lower-income Sunnyvale households. Available options include:



Home Access Grants for Homeowners

Grants of up to \$9,500 for seniors and/or disabled lower-income homeowners to retrofit the home to eliminate physical barriers which inhibit the use of the home and/or improve accessibility, such as: grab bars, handrails, lifts, or ramps.



Exterior Paint Grants or Loans for Homeowners

Self-help grants of up to \$3,000 for paint and supplies for exterior painting by the homeowners; or loans of up to \$6,000 for exterior painting by a licensed painting contractor.



Roof Repair and Replacement Grant for Homeowners

Grants up to \$15,000 to repair or replace deteriorated roofs that pose a serious threat to the health, safety or welfare of the household or affect the immediate livability of the home. Limited funding, please check for availability.



Emergency Grants for Homeowners

Grants of up to \$4,500 to fund urgent health and safety repairs, such as burst pipes, water heater repairs, heating repairs and sewer line repairs.



Energy Efficiency Loans and Grants for Homeowners

Deferred loans of up to \$25,000 (\$15,000 for mobile homes), or a matching grant of up to \$5,000 to increase home energy efficiency, including insulation, weather stripping, air sealing and the replacement of inefficient and aging appliances, heating systems, windows and other types of weatherization improvements.



Housing Rehabilitation Loans for Homeowners

Loans of up to \$60,000 (\$30,000 for mobile homes) to address deferred maintenance or repair of plumbing, roofing, electrical, and/or heating systems, and/or windows, flooring and wall repairs or replacement.

Maximum Gross Annual Income per Household Size

1	2	3	4	5
\$111,700	\$127,650	\$143,600	\$159,550	\$172,350

(For larger households, please contact the City. Limits are updated annually.)



Scan the QR code or visit [Sunnyvale.ca.gov](https://www.sunnyvale.ca.gov) and search "City Grants and Loans" for more information.



For more information, contact Richard Gutierrez, Housing Rehabilitation Specialist at 408-730-7459

December Birthday Cake



Christy & Kitty



Stella, Joe, Angel & Henry



Amy, Valentina & Stella



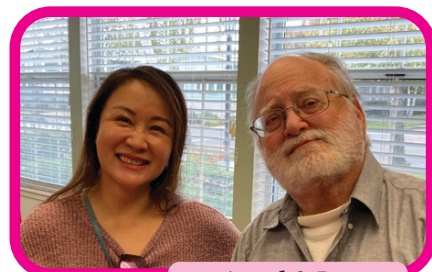
Valentina



Soo-han



Henry & Jon



Angel & Joe

Holiday Sing-Along

Cape Cod's Bible Study Group

A big thank you to **Mary Knoppe** and her helpers as well to **Rick Stetta** who read some Bible verses and **Ardi Hamilton** who played the piano.



Mary



Rick



Ardi



Carole, Ardi, Jo, Bruce, Elizabeth, Mary, Jody, Rick, Barb, Valentina



Interesting History

January 12

Hattie Caraway became the first woman elected to the United States Senate on this day in 1932.



January 15

Elizabeth I was crowned Queen of England and Ireland on this day in 1559. She was the last monarch of the House of Tudor.



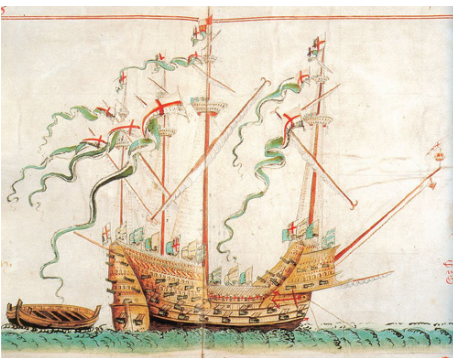
February 11

Thomas Edison was born on this day in 1847. With over 1,000 US patents in his name, he's considered the most prolific inventor in American history.



June 13

Henry Grace à Dieu, the largest warship ever built at the time, was launched from England on this day in 1514.



August 9

On this day in 1944, the creation of Smokey Bear was authorized by the US Forest Service. The Wildfire Prevention Campaign is the longest-running public service announcement campaign in US history.



October 24

Schoolteacher Annie Edson Taylor became the first person to go over Niagara Falls in a barrel on this day in 1901.



Only the First Sunday of each month.

**Put Your “Treasures” Out No Later than
6:00 PM on Sunday Evening.**

A few tips to help you (and the Treasure Seekers Crew)

Be sure to place your recyclables in a container (plastic, paper or reusable container that we will return to you).

Place your containers at the end of your driveway - Not in the street or in the rain gutter.



**Put Your “Treasures” Out No Later than
6:00 PM on Sunday Evening.**

Editorial Deadline

- *5th of each month*

Submissions

- Send submissions to: dms@danielsart.com
- Will be edited for content and space.
- No discussion of politics or religion shall be printed.
- No commercial advertising other than paid display advertising arranged with the publisher shall be included.
- Unable to accept copyrighted material.
- The publication is not to be used for residential/management disputes by either residents or management.

Copies of past issues of the Whaler can be found on the CCVRA website at:
<https://www.danielsart.com/CCVRA/Welcome.html>

