

President's Message

February 2026

Winter is almost over and Spring will be coming soon!

December was a very busy month for us. We had a decorating party (to decorate Cape Cod), bingo, birthday cake, Bible Study Christmas Sing-Along, Holiday Party, Holiday Joy Star Valley Choir Concert and a New Year's Eve Party. All that kept the board and residents very busy. I would like to thank all the residents who helped us decorating and undecorating Cape Cod Village. It was fantastic to see the Clubhouse all glow with all the trees and decorations. Bingo actually had 5 winners for the blackout game. The Sing-Along and Star Valley Choir Concert gave us an opportunity to enjoy the music of the season. The Holiday Party was very successful. I want to thank the board members for all their hard work to put this together. It takes a lot of work to get the food, door prizes, set up the Clubhouse, and serve it. This would not have been so successful without all their cooperation. There were 61 residents attending with lots of fun, door prizes, Santa and the Naughty and Nice list (I think most of us were in the Nice category). At the New Year's Eve Party, we enjoyed beverages, tons of food to share and socializing with our neighbors. **Bruce Edmundson** set up the T.V. so we could watch the New York ball dropping at 9:00 p.m. PT.

January was a quiet month to give us a chance to recuperate from the busy December.

February will have a few activities. Movie night will be February 14th with a romantic movie for us to watch. There will be a Chinese Spring Festival on February 15th. Bingo will be back on February 18th.

A few reminders for the many drivers in the park. There are many residents (some over 100) walking on the various streets. It is important to observe the speed limit as you do not want to be the one who hits them. Also, the stop signs are also there for a reason. Please be observant to the residents on the streets.

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, 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

December 16, 2025 Association Meeting Minutes



Call to Order: The meeting was called to order on December 16, 2025 at 7:01p.m. There were 10 residents in attendance.

Flag Salute was led by: **Peggy Wegner**.

Welcome New Attendees: There were no new residents.

Approval of Minutes: A motion to approve the October 28, 2025 Association Meeting minutes was made by **Bruce Edmundson** and seconded by **Mary Knoppe**. Motion carried.

REPORTS

Treasurer's Report:

As of December 1, 2025 beginning balance was: \$5,122.19

Total Income was: \$448.74

Total Expenses were: \$1,631.20

Ending balance as of December 16, 2025 is: \$3,939.73

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

Circle of Care: Jo Asplund was not present to report. Please see the Whaler for further details.

Treasure Seeker's Report: We collected \$123.74 for the month of December. The next collection date will be January 4, 2026.

OLD BUSINESS

2026 Board: Nat Hanson was not at the meeting. So the Board will be sworn in at the January meeting.

Questionnaire: 20 questionnaires were returned to the Board. We did not get many responses on how to improve attendance at the Association Meetings. Residents would like more informational meetings. The top 2 events that the residents want us to have are the 4th of July and Holiday Party. The other events' responses were evenly divided.

Membership Dues for 2026: There will be no increases in the membership fee for 2026. The dues will be \$6.00 for each person. The Membership drive will be in January.

Sunnyvale Community Services: The Association sent out our annual donation to the Sunnyvale Community Services.

NEW BUSINESS

No New Business.

(Continues on page 3)

Cape Cod Village Residents Association December 16, 2025 Association Meeting Minutes



(Continue from page 2)

EVENTS

► Monthly Events

- **Exercise Class:** Monday, Wednesday and Friday mornings from 10:00 a.m. to 11:00 a.m.
Chairpersons: Sandy Bain and Jon Lichtenberg.
- **Bible Study:** Every second and fourth Wednesday from 1:30 p.m. to 2:30 p.m. in the Craft Room.
Chairperson: Mary Knoppe.
No Bible Study in December. The Sing-a-Long was on December 10th.
- **Birthday Cake:** First Saturday of the month from 10:00 a.m. to 11:30 a.m. in the Craft Room.
Chairpersons: Weizhi Sun and Pong Yeung.
- **Zumba:** Tuesday at 4:00 p.m. and Friday at 11:15 a.m.
Chairperson: Laurie Willis.
- **Chinese Calligraphy:** January 15 and 29, 2026 from 2:00 p.m. to 4:00 p.m.
Chairperson: Weizhi Sun.

► December Events

- **Bingo:** December 3, 2025, 7:00 p.m. to 9:00 p.m. Chairpersons: Peggy Wegner and Kitty Etter. 15 residents attended. We had 5 blackout winners.
- **Decorating Party:** December 6, 2025, 11:00 a.m. after the Birthday Cake
Chairperson: The Board. We had a good turnout.
- **Sing-a-Long:** December 10, 2025, 1:30 p.m. to 2:30 p.m.
Chairperson: Mary Knoppe (Bible Study Group). 10 residents attended. Ardi Hamilton played the piano and snacks were served.
- **Holiday Party:** December 13, 2025, 5:00 p.m. to 9:00 p.m.
Chairperson: The Board. 65 residents signed up. 61 attended. We had lots of food, door prizes, a visit from Santa and Bruce Edmundson had the Naughty and Nice list from Santa.
- **Holiday Joy Star Valley Choir Concert:** December 18, 2025, 1:30 p.m. to 2:30 p.m.
Chairpersons: Weizhi Sun and Pong Yeung. The doors open at 1:00 p.m.
- **New Year's Eve Party:** December 31, 2025, 6:30 p.m. to 9:30 p.m.
DIY: BYOBeverage and snacks to share. Bruce Edmundson will set up the T.V. so we can watch the New York ball dropping at 9:00 p.m. PT. We must be out of the clubhouse by 10:00 p.m.

► January Events

- **Undecorating Party:** January 3, 2026, 11:00 a.m. after the Birthday Cake Chairpersons: The Board. Please help us put the Holidays away for next year.

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Cape Cod Village Residents Association December 16, 2025 Association Meeting Minutes



(Continue from page 3)

- **Movie Night: January 10, 2026, 6:30 p.m.**
Chairpersons: Bruce Edmundson and Elizabeth Morrison. The movie starts at 7:00 p.m. The Movie will be “True Grit” starring John Wayne. Drinks and popcorn will be provided. Donation and suggestion boxes will be out.

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

The next Association meeting will be January 27, 2026 at 7:00 p.m. with Meet and Greet at 6:45 p.m.

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

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Kitty Etter

Secretary

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 - December 2025

12/01/2025 Balance Forward **\$ 5,122.19**

Income:

Event income	925.00	
Treasure Seekers	123.74	
Total Income		<u>1,048.74</u>

Expenses:

Donations/Gifts	(250.00)	
Fees/Permits	(50.00)	
Office/copy/printing	(21.81)	
Event expenses	(1,302.85)	
Total Expenses		<u>(1,624.66)</u>

Monthly Net Income (Expense) (\$575.92)

Balance as of 12/31/25 **\$ 4,546.27**

Event summary by item (this month)	Expense	Income	Net Income
12/13/25 Holiday Party	(1,302.85)	925.00	(377.85)

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.

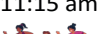
**Cape Cod Village Residents Association
Treasurer's Report - Calendar Year 2025**

01/01/2025 Balance Forward			\$4,853.62
Income:			
Membership dues and donations	\$	782.99	
Advertising income		700.00	
Donations/Gifts received		114.98	
Treasure Seekers		1,992.98	
Event income		2,612.00	
Total Income			\$ 6,202.95
Expenses:			
Clubhouse expenses	\$	(695.94)	
Bingo expenses / refreshments		(66.48)	
Directory printing		(589.28)	
Fees/permits		(105.00)	
Gifts & donations		(255.00)	
Kitchen supplies		(283.64)	
Office/copy/printing		(706.56)	
Treasure Seekers		(21.00)	
Welcome / Meet & Greet		(14.78)	
Event expenses		(3,772.62)	
Total Expenses			\$ (6,510.30)
Net Income (Expense)			(\$307.35)
Balance as of 12/31/25			<u>\$4,546.27</u>

Event summary by item	Expense	Income	Net Income
Movie Nights (Monthly)	(38.52)	98.00	59.48
10/26/24 Anniversary Party (late bill)	(122.72)	0.00	(122.72)
12/31/24 New Years Eve Party	(32.59)	0.00	(32.59)
03/15 St Patricks Day Party / Raffle	(226.31)	145.00	(81.31)
05/04 Mother's Day Tea	(383.95)	176.00	(207.95)
05/26 Memorial Day Event	(95.03)	90.00	(5.03)
06/07 Father's Day Pizza Party	(380.13)	254.00	(126.13)
07/04 Independence Day Party / Raffle	(650.03)	576.00	(74.03)
08/24 Ice Cream Social	(405.47)	250.00	(155.47)
10/25 International Potluck Party / Raffle	(135.02)	98.00	(37.02)
12/13 Holiday Party	(1,302.85)	925.00	(377.85)



February 2026

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

February 1	Treasure Seekers	6:30 pm to 7:00 pm
February 8	Super Bowl LX Party	3:00 pm
February 14	Movie Night	6:30 pm
February 15	Chinese Spring Festival	3:00 pm to 4:00 pm
February 17	CCVRA Board Meeting	6:30 pm
February 24	CCVRA - General Meeting	7:00 pm



February Celebrations



Happy Birthday

2 Frellie Hipos	18 Cheryl Robinson
3 Marlita Jones	19 Jon Lichtenberg
5 Tony Cortez	20 Ann Bongato
5 Anchun Huo	22 Kim-Thu Tran
11 Pacheco Lourdes	22 Gloria Elizabeth Mendoza
16 YingLin Sun	25 Kevin Guess
17 Yong Ho Kim	26 Lev Pilip

Anniversary Congratulations

No Anniversaries

February 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 _____

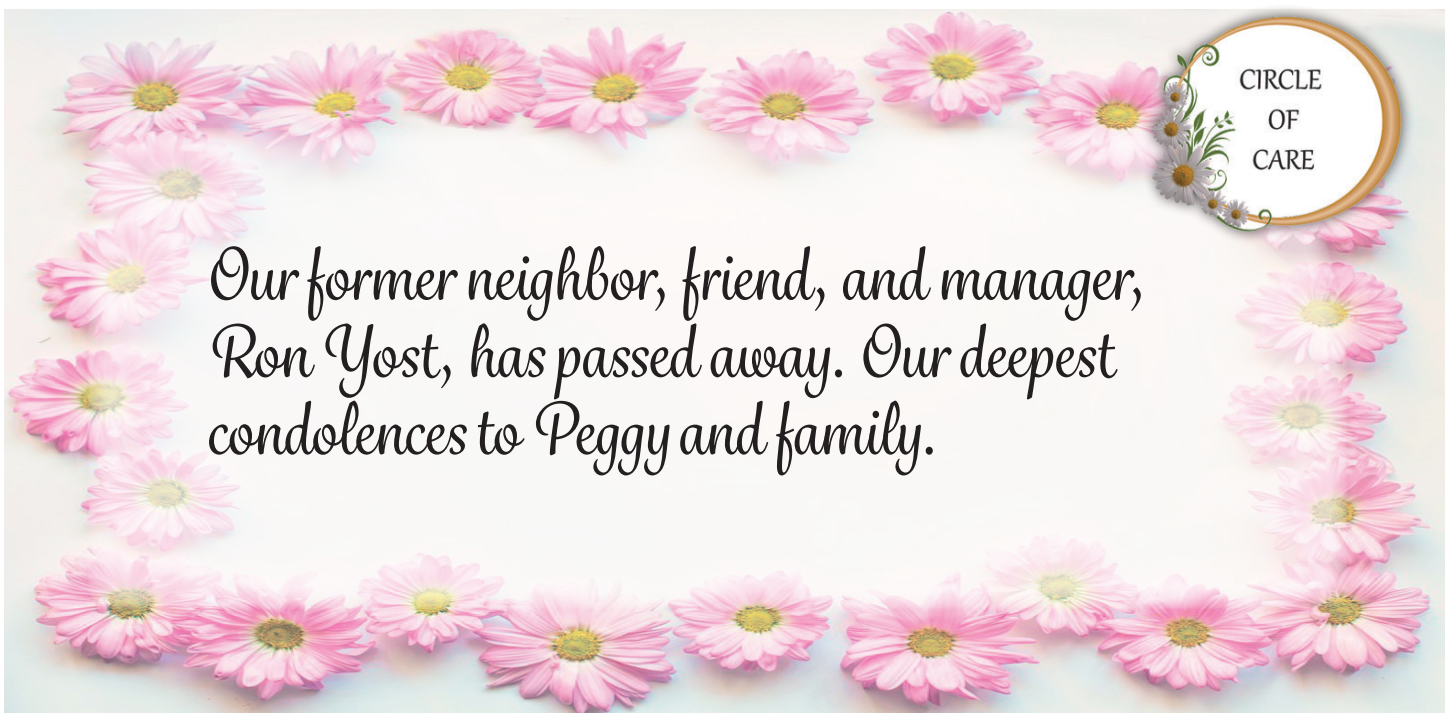
Anniversary: (mm/dd/yyyy) _____

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



CIRCLE
OF
CARE

*Our former neighbor, friend, and manager,
Ron Yost, has passed away. Our deepest
condolences to Peggy and family.*

*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

SAVE THE DATE

Chinese Spring Festival

东北艺术团迎春慰问演出

Sunday, February 15, 2026

3:00 p.m. - 4:00 p.m.

Doors Open at 2:30 p.m.

Performance by
NorthEastern Art Troupe

At the Clubhouse
1050 Borregas Ave
Sunnyvale CA, 94089

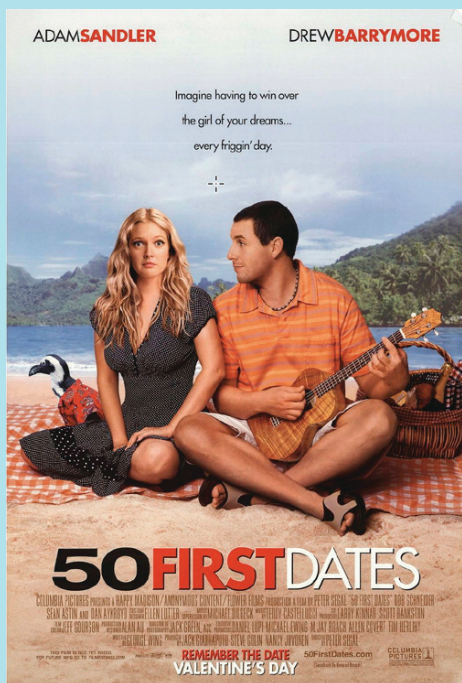


Pi Day

Sunday

March 15, 2026

2:00 p.m. to 4:00 p.m.



Classic Movie Night At The Cape Cod Village Clubhouse

50 First Dates (2004)

Saturday, February 14, 2026

Doors Open 6:30 p.m.

Movie Starts at 7:00 p.m.

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

Henry Roth is a man afraid of commitment until he meets the beautiful Lucy. They hit it off and Henry thinks he's finally found the girl of his dreams until discovering she has short-term memory loss and forgets him the next day. Starring Adam Sandler and Drew Barrymore



Walking Exercise Class

In the Cape Cod Village Clubhouse

Every Monday, Wednesday and
Friday at 10:00 a.m.

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



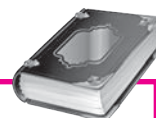
Chinese Calligraphy Writing 中国书法初学



February 12 & February 26
2:00 p.m. to 4:00 p.m.

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 p.m. to 2:30 p.m.

Everyone is welcome!!!!!!

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

Any questions contact

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



Sunnyvale Mobile Home Park Alliance

February 2026 March MOU Compliance Committee Meeting

<https://www.sunnyvale.ca.gov/homes-streets-and-property/housing/mobile-home-parks>

Go to Sunnyvale.ca.gov, on the search line enter "mobile homes".)

What is a Mobile Home MOU?

The Sunnyvale MOU established a new agreement for how Park Owners must implement various mobile home regulations for the next twenty years. Our MOU will help keep mobile homes as a more affordable housing option in Sunnyvale and serves as an alternative to a rent stabilization ordinance.

The Sunnyvale MOU established a new agreement for how park owners must regulate:

- Annual rent increases maximum percentages
- Rent increases upon sale of mobile home
- Costs transferred from owner to resident (such as construction of new amenities)
- How to support residents with financial hardships

Signed Mobile Home Park MOUs and Declaration of Restrictive Covenants:

- [Adobe Wells - MOU](#)
- [Cape Cod Village - MOU](#)
- [Casa de Amigos - MOU](#)
- [El Dorado - MOU](#)
- [Fair Oaks - MOU](#)
- [Fox Hollow - MOU](#)
- [Mary Manor - MOU](#)
- [Plaza del Rey - MOU](#)
- [Rancho La Mesa - MOU](#)
- [Willow Ranch - MOU](#)

The only parks in Sunnyvale not subject to the MOU are rental parks. Those are Aloha, Ranchero and Thunderbird.

When does the MOU Take Effect?

Park residents had 60 days to sign a new Lease Addendum from Nov. 1, 2021. Once you sign the MOU Lease Addendum you are covered by the new MOU. If not signed now the MOU terms will take effect at the end of your existing lease.

Mobile Home MOU Compliance Committee Meeting

Join us to give input.

[Meeting Agenda](#)

When: Wednesday, March 4, 2026 at 6 p.m.

Where: Online

- [Join on Zoom](#)
- Call-in: 833-548-0276 | Meeting ID: 858 9229 2371

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>



Sunnyvale Community Services

1160 Kern Ave, Sunnyvale, CA 94085 • 408.738.4321

December 19, 2025

Cape Cod Village Residents Association
1050 Borregas Ave
Sunnyvale, CA 94089

Dear friends at Cape Cod Village Residents Association,

Thank you on behalf of the Sunnyvale Community Services (SCS) Board of Directors and staff for your **donation of \$250 on December 9, 2025**. Please retain this letter for tax purposes.

Our mission is simple and critically important: ***Preventing Homelessness and Hunger in Our Local Community***. Seniors, children, and families rely on SCS to provide supplemental food, emergency financial assistance, intensive case management, and referrals to essential community resources.

Donors like you ensure that Sunnyvale Community Services is here for our neighbors in their time of need. With the current economic downturn, our most vulnerable, low-income residents are at risk. With the upsurge of local layoffs, high housing costs, and skyrocketing food prices, the need for safety net services is greater than ever.

Last year, we served a record 11,523 low-income residents. With drastic cuts to donations of all protein foods along with the growing demand for our services due to cuts from federal support for food stamps (SNAP), your gift is more critical than ever. We now provide groceries to over 1,400 families every week, and there is no end in sight to the increased need.

None of what we do is possible without your generosity. Your donation is a lifeline for our programs.

Thank you again for your continued support of Sunnyvale Community Services.

With gratitude,

*Thank you all for your generous
Marie T. Bernard and continued support for
our community.*

Marie T. Bernard
Executive Director

Note: Per IRS regulations, we hereby state that you did not receive any goods or services for this gift.

CCVRA Holiday Joy Star Valley Choir Concert



The Cape Cod Village Residents Association would like to thank the Star Valley Choral Center for their wonderful Christmas performance on December 18, 2025. We were able to enjoy their singing of Christmas carols and dancing. This was a fantastic way for us to celebrate the holidays. A special thanks again goes to **Weizhi Sun** and **Pong Yeung** for organizing and coordinating this for our enjoyment.



Cape Cod Village Holiday Party



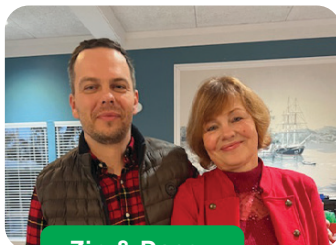
The Board at work.
Joe, Eric, Elizabeth, Kitty, Bruce & Weizhi



Kitty & Peggy



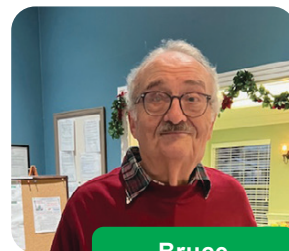
Alice & Paul



Zin & Dacey



Ardi



Bruce



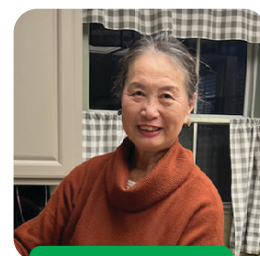
Liyan & Valentina



Nina & David



Liyan & Angel



Weizhi



Charles & Mary



Daniel & Barb



Dave & Joan



Jim, Dorothy, Linda, Vicky & Carole



Diane

(Continues on page 17)



Nina & Sunny



Elizabeth, Alex, Paul, Nat, Amy, Zin, Sunny, Diane, Jo, Nina, Wendy, Noemi, Ronnie



Carole & Jimmy



Linda, Jo & Sandy



Jim & Dorothy



Ronnie & Doug



Diane & Gary



Erik, Elizabeth & Christy



Trish & Rita



Jon & Sandy



Cameron & Wendy



Maria



Angel & Joe

Cape Cod Village's New Year's Eve Celebration



Debbie



Peggy & Bruce



Sandy, Jimmy & Jo



Daniel and some
Good Cheer



Liyan, Barb, Amy & Weizhi



Maria, Daniel & Carole



Elizabeth



Zin



Barb & Vicky



Daniel & Barb



Weizhi, Amy & Valentina



Dave



Andy, Weizhi, Tracy, Liyan, Irene, Amy



Zin , Dacey



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Amy & Sam



Tracy & Amy



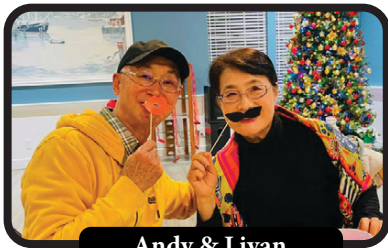
Barb



Henry



Bruce



Andy & Liyan



Eric



January Birthday Cake



Charles, Barb, Vicky & Joan



Vicky, Carole, Maria, Mary, Charles & Aleta



