President's Message

December 2025

Happy Holidays to all!

We have many activities in December that I hope you will be attending. On December 3rd, we will be doing Bingo with a Christmas theme. December 6th will be the Holiday Decorating Party at 11 am (after the December Birthday Cake). This will be an opportunity to help decorate our clubhouse. December 10th there will be a Sing-a-long at 1:30 pm in the clubhouse to celebrate the holidays with music and singing. The annual Holiday Party (doors will open at 5:00 pm) will be on December 13th. Hot and cold hors d'oeuvres and non-alcoholic drinks will be served. The December Association meeting will be on December 16th. We moved the meeting up so that it would not conflict with the holidays. On December 18th, we will have the Holiday Joy Star Valley Choir Concert at 1:30 pm. We will end the year with a DIY New Years' Eve gathering. We will watch the ball drop at midnight ET (9 pm our time).

The presentation from the Synergy Corporation on October 15th was very informative. There were about 30 residents who attended to learn about the Energy Savings Assistance Program from PG&E. There are various programs that our residents may be eligible for including ones that could replace your appliances.

On October 25th, we had an International Potluck with food from various countries for all of us to enjoy. The board would like to thank Joe Madison for getting the various international flags for us to display. We also had an opportunity to show on a world map where our families originate. There was a raffle with wine, Safeway and Lucky gift cards, and See's candies. Everyone who attended had an excellent time.

A few reminders for all:

The Calendar Bulletin Board in the clubhouse is not for people to write on. Daniel Schwartz and Bruce Edmundson spend a lot of time putting the monthly calendar and the CCVRA Monthly Event schedule together for us. Let's respect their hard work and not write on them.

If you are the chairperson of the weekly events, be sure to go to the office to fill out the paperwork to have the clubhouse on the days you want for 2026.

Peggy Wegner
pawegner12@gmail.com

The 2025 CCVRA Board Members
(L to R) Peggy Wegner, Kitty Etter, Bruce Edmundson, Bill Hines,
Weizhi Sun, Elizabeth Morrison, Joe Madison & Eric Hopp.

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
October 28, 2025 Association Meeting Minutes

CALL TO ORDER: The meeting was called to order on October 28, 2025 at 7:01 pm. There were 13 residents in attendance.

FLAG SALUTE: was led by **Joe Madison.**

WELCOME NEW ATTENDEES: No new attendees.

APPROVAL OF MINUTES: A motion to approve the September 30, 2025 Association Meeting minutes was made by **Diane Daley** and seconded by **Joe Madison**. Motion carried.

REPORTS

TREASURER'S REPORT

As of October 1, 2025, beginning balance was: $5,238.43

Total Income was: $241.91

Total Expenses were: $164.87

Ending balance as of October 31, 2025 is $5,315.47

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

MEMBERSHIP REPORT

As of October 28, 2025 we have 109 members from 73 Households.

CIRCLE OF CARE

Jo Asplund was not present to report. Please see the Whaler for further details.

TREASURE SEEKERS REPORT

We collected $130.91 for the month of October. The next collection date will be November 2, 2025.

OLD BUSINESS

- **2026 BOARD**

  Slate at this time: President: **Peggy Wegner**, Vice President: **Elizabeth Morrison**, Secretary: **Kitty Etter**, Treasurer: **Bruce Edmundson**, At Large: **Bill Hines**, **Eric Hopp**, **Mary Knoppe**, **Joe Madison** and **Weizhi Sun**. Voting on the Board will be in November.

- **ASSOCIATION MEETING**

  A questionnaire will be given to all residents on November 12th to know their interests. The return date will be November 26th.

NEW BUSINESS

- **BULLETIN BOARD**

  It is not for residents to write on. **Daniel Schwartz** works hard on the monthly calendar and **Bruce Edmundson** works hard on the monthly flyer.

- **NOVEMBER AND DECEMBER ASSOCIATION MEETINGS**

  Have been moved up due to the holidays. The November Association meeting will be on November 18, 2025. And the December meeting will be on December 16, 2025.

(Continues on page 3)

Cape Cod Village Residents Association
October 28, 2025 Association Meeting Minutes

(Continue from page 2)

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.
- **Chinese Calligraphy - November 13, 2025 from 2:00 to 4:00 pm**
  Weizhi Sun is the chairperson.
- **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.

▸ OCTOBER EVENTS

- **Movie Night - October 11, 2025, 6:30 pm**
  Chairpersons: Bruce Edmundson and **Elizabeth Morrison**. The movie was "*Growing the Big One*". 6 people attended.
- **Energy Savings Assistant Program - October 15, 2025, 7:00 at the Clubhouse**
  Presented by **Juan Aliaga** from Synergy Corporation. About 30 people attended.
- **International Potluck - October 25, 2025, 5:30 pm to 9:00 pm**
  Chairpersons: The Board. 39 residents attended. There was a raffle for all to participate in. Prizes included: Wine, a BBQ accessory kit, Lucky and Safeway gift cards, and candy from See's. Everyone had a good time and some new residents attended.

▸ NOVEMBER EVENTS

- **Bingo - November 5, 2025, 7:00 to 9:00 pm**
  Chairpersons: Peggy Wegner and Kitty Etter. Cost will be $1.00 per card per game.
- **Movie Night - November 15, 2025, 6:30 pm**
  Chairpersons: Bruce Edmundson and **Elizabeth Morrison**. Doors open at 6:30 pm. The movie starts at 7:00 pm. The movie will be "*Darkest Hour*". Donation and suggestion boxes will be out. Popcorn, candy and drinks will be provided.

▸ DECEMBER EVENTS

- **Bingo - December 3, 2025, 7:00 to 9:00 pm**
  Chairpersons: Peggy Wegner and Kitty Etter. Cost will be $1.00 per card per game.
- **Decorating Party - December 6, 2025, 11:00 am after the Birthday Cake**
  Chairpersons: The Board. Please help us decorate the Clubhouse.
- **Sing-a Long - December 10, 2025 1:30 to 2:30 pm**
  Chairperson: Mary Knoppe. Cape Cod Village's Bible Study Christmas Sing-a-Long, where everyone is welcome. Song lyrics and refreshments will be provided.

(Continues on page 4)

Cape Cod Village Residents Association
October 28 , 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 person. Doors open at 5:00 pm. There will be door prizes.
- **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

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

The next Association meeting will be November 18, 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 **Joe Madison** and seconded by **Bruce Edmundson**. Motion carried.

The meeting adjourned at 7:21 pm.

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 - October 2025

10/01/2025 Balance Forward			**$ 5,238.43**
Income:			
Event income	111.00		
Treasure Seekers	130.91		
Total Income		241.91	
Expenses:			
Kitchen expenses	(23.99)		
Meet & Greet / Welcome	(4.99)		
Office/copy/printing	(29.44)		
Event expenses	(143.02)		
Total Expenses		(201.44)	
Monthly Net Income (Expense)			$40.47
Balance as of 10/31/25			**$ 5,278.90**

Event summary by item (this month)	**Expense**	**Income**	**Net Income**
10/11/25 Movie Night	(8.00)	13.00	5.00
10/25/25 International Potluck (Party)	(65.91)	0.00	(65.91)
10/25/25 International Potluck (Raffle)	(69.11)	98.00	28.89

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.

December 2025

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
	1 **Walking Exercise Class** 10:00 am	**2** **Zumba** 4:00 pm	**3** **Walking Exercise Class** 10:00 am **Bingo** 7 pm to 9 pm	**4**	**5** **Walking Exercise Class** 10:00 am **Zumba** 11:15 am	**6** **Birthday Cake** 10:00 am **Decorating Party** 11:00 am
7 **Treasure Seekers** 6:30 pm	**8** **Walking Exercise Class** 10:00 am	**9** **Zumba** 4:00 pm **CCVRA Board Meeting** 6:30 pm	**10** **Walking Exercise Class** 10:00 am **Christmas Sing-a-Long** **1:30 to 2:30 pm**	**11**	**12** **Walking Exercise Class** 10:00 am **Zumba** 11:15 am	**13** **Holiday Party** 5:00 pm
14	**15** **Walking Exercise Class** 10:00 am	**16** **Zumba** 4:00 pm **CCVRA Meet & Greet** 6:45 pm to 7 pm **CCVRA Meeting** 7 pm	**17** **Walking Exercise Class** 10:00 am	**18** **Holiday Joy Star Valley Choir Concert** 1:30 to 2:30 pm	**19** **Walking Exercise Class** 10:00 am **Zumba** 11:15 am	**20**
21	**22** **Walking Exercise Class** 10:00 am	**23** **Zumba** 4:00 pm	**24** **Walking Exercise Class** 10:00 am	**25**	**26** **Walking Exercise Class** 10:00 am **Zumba** 11:15 am **Kwanzaa**	**27**
28	**29** **Walking Exercise Class** 10:00 am	**30** **Zumba** 4:00 pm	**31** **New Year's Eve DIY** 6:30 pm			

December 3	Bingo	7:00 pm to 9:00 pm
December 6	Decorating Party	11:00 am
December 7	Treasure Seekers	6:30 pm to 7:00 pm
December 10	Christmas Sing-a-Long	1:30 pm to 2:30 pm
December 13	Holiday Party	5:00 pm
December 16	CCVRA - General Meeting	7:00 pm
December 18	Holiday Joy Star Valley Choir Concert	1:30 pm to 2:30 pm
December 31	New Year's Eve DIY	6:30 pm

December Celebrations

Happy Birthday

0	Joe Madison	19	Debbie Nelson
2	Huy Nguyen	20	Soo-Han Toh
5	Jordan Catura	21	Robert Canastra
6	Adel Sherbaf	21	Yosi David
10	Christy Winters	24	Homeyra Banejad
10	Fred Latu	24	Mark Hajny
11	Dan Boeriu	25	Kitty Etter
12	Gianna Dela Fuente	27	Dan Volk
13	Vicente Ramos	27	Stella Bakalor
16	Jack Slocombe	30	Forrest Sun
19	Dungconganh Nguyen	31	Esme Jones

Anniversary Congratulations

3	Kook Sang & Kyung Hee Yoo	1977
7	Tony & Andie Cortez	2002
25	Jimmy Vinh & Lan Pham	1971
29	Winston & Karen Chan	1979

December 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 _____

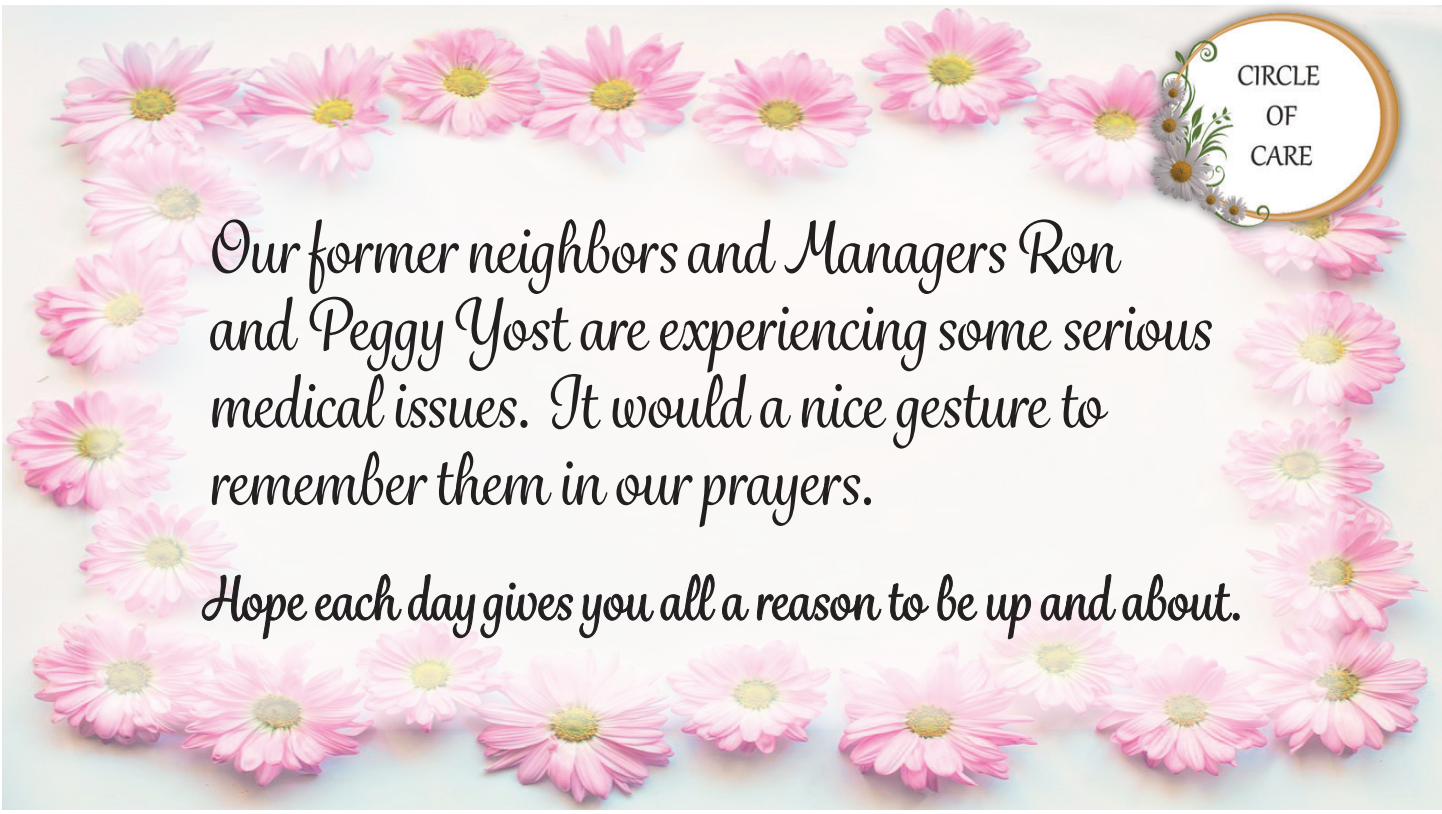
Anniversary: (mm/dd/yyyy) _____

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 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 Decorating Party

Saturday, December 6, 2025

11:00am at the Clubhouse

Come join in the fun decorating the Clubhouse for the holidays!

Sing-a-Long

Come join your friends and neighbors in celebrating the holidays with music and singing.

December 10th, 1:30 pm

At the Clubhouse.

Refreshments will be served.

Cape Cod Village Holiday Party

Saturday, December 13, 2025

Doors open: 5:00 pm

Come join your friends and neighbors to usher out the old year at Cape Cod Village's

New Year's Eve Celebration

December 31, 2025
6:30 pm
BYOBeverages & Snacks to Share
Dancing to Playlist

Safety Reminder

Please walk facing traffic and wear light colors and use a light when walking at night.

Classic Movie Night
At The Cape Cod Village Clubhouse

There will NOT be a
Movie Night in December.

Walking Exercise Class

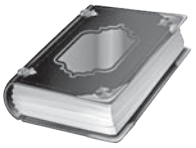
In the Cape Cod Village Clubhouse

Every Monday, Wednesday and
Friday at 10:00 am

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

Cape Cod Bible Study

No Meeting in December



Any questions contact
Mary Knoppe@ 1-669-215-3759 | maryknoppe@sbcglobal.net.

A Message From
Cape Cod Village Resident's Association

Treasure Seekers

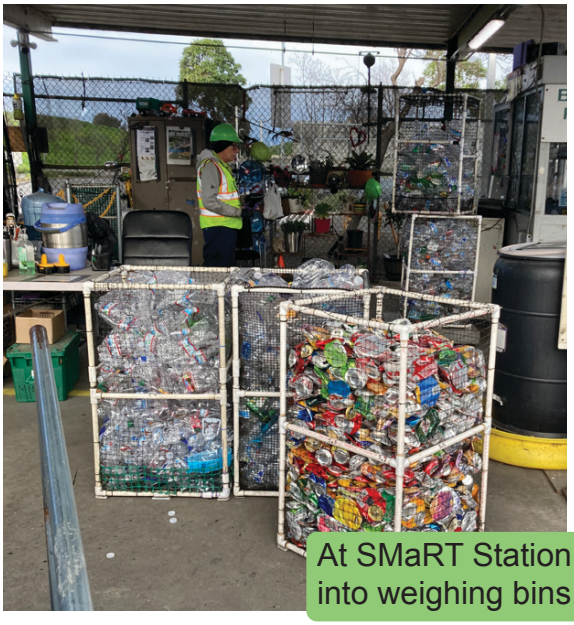
Transporter Needed

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, an appointment with the ***SMaRT Station Recycling Center*** would be made to 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.

Sorted, crushed, bagged and ready to transport to SMaRT Station.



At SMaRT Station, sorted into weighing bins.

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

The Recipe Box

Drop Biscuits

Costco Connection - November 2025

Instructions

Preheat the oven to 400 F. Line a sheet pan with parchment paper. In a large bowl, stir together the flour, baking powder and salt. Add the pieces of cold butter to the bowl and use a pastry blender or 2 knives to cut the butter into the flour mixture until the mixture resembles coarse crumbs. Add the buttermilk while stirring gently with a wooden spoon, and stop right when the mixture comes together. Not overmixing is key!

Using 2 large spoons, drop (hence the name) 6 mounds onto the parchment-lined sheet pan. Leave them craggy on top! Bake the biscuits until just the craggy edges turn golden, about 30 minutes. Generously brush the remaining 2 Tbsp melted butter on top of each biscuit. Sprinkle the tops with a little flaky sea salt. Serve with absolutely everything! Makes 6 large biscuits.

Tip: Store in an airtight container overnight, then reheat them in the microwave (20 seconds per biscuit) or on a sheet pan in a 300 F oven for 10 minutes.

Ingredients

1-1/2 cups all-purpose flour

1 heaping tbsp baking powder

1/4 tsp kosher salt

1/2 cup cold salted butter, cut into small pieces, plus 2 tbsp, melted, for brushing

3/4 cup buttermilk, homemade or store-bought

Flaky sea salt

Sunnyvale Mobile Home Park Alliance

December 2025

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, Hall 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.

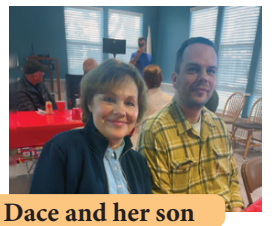
*https://sanjosespotlight.com/state-bill-could-displace-sunnyvale-mobile-home-residents/

Email: smHpamail@yahoo.com
Facebook: search "Sunnyvale Mobile Home Park Alliance"

Chinese Mid - Autumn Moon Festival

欢渡中秋

International Potluck Party


Dace and her son

Wendy, and friends

Bruce, Daniel, Angel, Jim, Dorothy

Nina & Dave

Charles & Mary

Lisa & Bill

Barb & Nina

Debbie, Dororthy & Jim

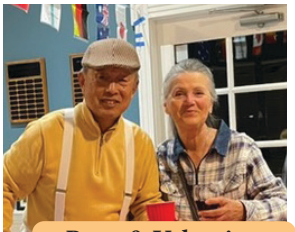
Carole & Dorothy

Bruce and Peggy

Dennis, Nat, Del, & Mahmoud

Bill & Pong

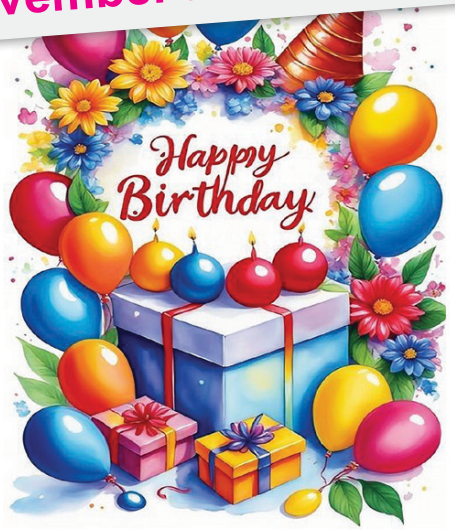
Sandy, Daniel, Barb, Jim, Dorothy, Debbie & Carole


Pong & Valentina

Debbie & Vicky

Dennis, two friends, Tahminch and son Mahmoud

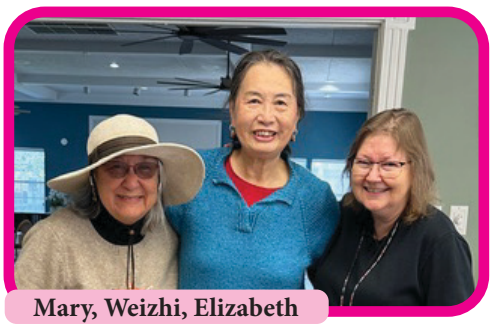
November Birthday Cake



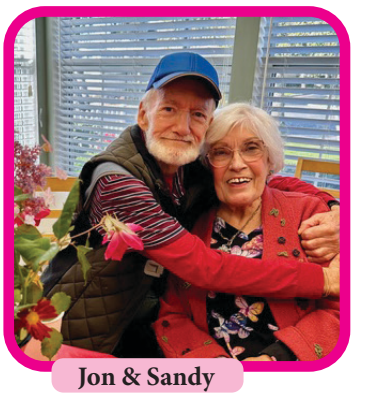
Maria, Elizabeth, Sophia, Jon & Sandy

Jon, Sandy, Weizhi, Maria, Valentina, Elizabeth

Bill & Lisa



Mary, Weizhi, Elizabeth



Jon & Sandy

Alice & Paul

Lisa, Weizhi, Valentina, Sophia

Sumerians' Timekeeping System

Around 5000 years ago, Sumerians, who lived in ancient Mesopotamia (modern-day Iraq), revolutionized how we perceive and measure time. They developed a sophisticated numerical system based on the number 60, known as the sexagesimal system. This unique system led to the division of an hour into 60 minutes and a minute into 60 seconds, concepts that are still in use today.

Sumerians' need for precise timekeeping was driven by their agricultural society. Accurate calendars were essential for planting and harvesting crops. They also needed to coordinate their complex religious ceremonies and administrative activities.

To aid their timekeeping, the Sumerians made significant advancements in astronomy. They observed the movements of celestial bodies and used this knowledge to create a lunar calendar with 12 months, which closely aligned with the agricultural seasons.

The division of the day into 24 hours, each hour into 60 minutes, and each minute into 60 seconds was a monumental achievement. These divisions were not arbitrary but were designed to be practical and easily divisible, reflecting the Sumerians' advanced understanding of mathematics.

This innovative approach to time had a profound impact on later civilizations, including the Babylonians, Greeks, and Romans, who adopted and further developed the Sumerian system. The legacy of the Sumerians' timekeeping system is evident in our modern clocks and calendars, demonstrating the enduring influence of their ingenuity on our daily lives.

Only
the First Sunday
of each month.

Pick-up Sunday Between 6:30 pm and 7:00 pm

Treasure Seekers **Permanent** Pickup Schedule

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