



Sherwood Manor Homes Association

Adventures in Living – FALL & WINTER 2025 NEWSLETTER

Represented by Managers Ed & Joanna Snow & Asst. Manager Briana Lua of Snow Properties, Inc.; (209) 406-5663; PO Box 691897; Stockton, CA 95269; ed.snowproperties@gmail.com

SMHA Board of Directors Mission Statement: To maintain our SMHA community as a friendly and enjoyable place to live by preserving and enhancing the property of our subdivision through maintenance of the common areas and upholding of our Bylaws and Covenants, Conditions and Restrictions (CCR's) while taking a fair, ethical and objective approach in representing the interest of all homeowners and residents

Board of Directors: President, Alex Feliz; Vice-President, Larry Marshall; Directors: Angel Maldonado, Flavia Grose, Gary Ayers, Jerry Smith, Lillian Anderson, Matthew Valverde, Nancy Hanley; Treasurer, Ed Snow

2026 Last year, the Sherwood pool house and pool were vandalized. The pool was completely drained, causing the plaster to blister and peel. The pool has to be resurfaced, and, as part of the project, all building code updates have to be completed. As we plan for 2026, the board is reviewing our budget and project needs, including the required pool maintenance. Because of this project and overall increased operating costs, a dues increase is likely. The board is carefully reviewing our financial and project estimates to make the best decisions for Sherwood Manor. We will keep you informed every step of the way. Please check the website for updates.

Message from our president — Dear Neighbors,

As we welcome the fall season and the holidays ahead, I want to wish you and your families joy, peace, and plenty of safe holiday fun. This is a wonderful time to come together as a community, look out for one another, and celebrate the spirit that makes Sherwood Manor such a special place to call home.

Thank you for your continued support and involvement — it truly makes a difference.

Warmly,

Alex Feliz, President



Thank you to our property managers, **Ed & Joanna Snow & Briana Lua of Snow Properties**. You always give us your best! Thank you to **Briana for managing the pool again**. Because of your leadership & a great team, it was another smooth season. Huge thanks also to **our lifeguards Hollie, Avaya, Tobie, Mateo & Jeremiah, our pool monitors Evelyn & Fernando, & to Jensen Pools**. Thank you for keeping our swimmers safe & our water sparkling.

You are amazing!! 😊



Thank you, Jessie, Matt & Mia! After many years of service, Sharks' manager, Jessie Valverde, has announced her retirement. Many thanks and deep appreciation to the Valverde family: Jessie, Matt and Mia; for another great season and for your years of leadership & dedication to the team! **Thank you, also,** to Team Rep. **Maria Cholula**, Team Rep/Parent Coordinator **Stephanie Lopez**, sponsors, volunteers, coaches, parents and especially the Sharks team members for making 2025 another great year! **Welcome to the new Sherwood Sharks managers — Marie & Rafael Cholula!** We look forward to working with you! **Look for more information** in the Sherwood Spring-Summer Newsletter, on the Sherwood website & on the Sharks' website @ <https://sherwoodmanorsharks.swimtopia.com>. **Go Sharks!**

The pool is closed for the season. It will reopen Memorial Day weekend 2026. If you ever see suspicious activity at the pool, please report it.

- Call **911** if you see vandals, trespassers or other dangerous activity.
- Call the **PD non-emergency number (209) 937-8377** in non-emergency situations.
- Call **Snow Properties @ 209 406 5663**. This line is monitored. If not answered, your call will be returned.

Does Snow Properties have your email address? Team Snow does its best to send out new and updated information to all owners who provide their current email information. Contact Snow Properties at customerservice@snowproperties.us to update your information today. Help us keep expenses down. Opt in for electronic mailing & voting. Look for information on our website, in App Folio and in future mailings.



National Night Out was held at the pool on August 5th. We really appreciate all of the planning that was done by Snow Properties and participation by the Stockton Animal Shelter, Community Kitchen, La Catrina Ice Cream, the Sherwood Sharks and various dignitaries.

- * Stockton Community Kitchen International Food Hub located in Bella Vista Rooftop & Events Center. 110 N El Dorado St, Stockton. (209) 949-2104
- * La Catrina Mexican Ice Cream at the Stockton Open Air Mall, 3550 N. Wilson Way # 224, (209) 519-2171



Sherwood's neighborhood yard sale in 2026 will be **April 18th & 19th from 9 am to 3 pm.** Let's hope for sunny weather! Information will be posted at the pool and online. If you would like your address listed on the website and in advertisements, let us know.

Holiday Decorating Contest 2025

SMHA holiday decorating contest will be held again this year. Join your neighbors in making your neighborhood sparkle! **Judging will be done the week of December 16th.** Please have your lights on by 6 pm. Would you like to be a judge? Email us through the SMHA website & join the team of volunteers.



Keep in touch through the SMHA website @ www.sherwoodmanorstockton.com. Email the board. Check upcoming events. Find meeting dates, events, pool schedules, registration forms and more. Are there other things you would like to see? Visit the site & email us your ideas.

The Board of Directors meets on the 3rd Wednesday of the month, January through November, at Rio Las Palmas Retirement Community, 877 E March Lane, in the 2nd floor Theatre Room; also by ZOOM and teleconference. Start time for the general meeting is 5 pm, but it may be delayed to 5:30. Information is posted in advance at the pool and online. If we have your email address, we will send the notice directly to you. **All owners are welcome.** The executive meeting is held directly after the general meeting and is by invitation only.

Civil code requires each owner to provide the association with specific contact and property status information annually. Included in the upcoming Annual Budget and Policy Statement mailing is an "Annual Request for Address, Representative and Rental Status" form. Please provide your information to Snow Properties within 30 days of receiving the mailing.

Do you hate getting violation letters? SMHA Rules and Regulations are available on our website. If you have questions or need extra time to resolve an issue, please contact Snow Properties at customerservice@snowproperties.us.

2026 Wish List & Projects

- * Pool resurfacing
- * Deck repair
- * Solar options
- * Governing documents update



Do you still need to pay your 2025 assessments? Avoid collections. Contact Snow Properties to discuss your options at accounting@snowproperties.us.