

Sherwood Manor Homes Association

Adventures in Living – FALL & WINTER 2026 NEWSLETTER

Represented by Mgrs. Ed & Joanna Snow and Asst. Mgrs. Briana Lua & Samantha Ewell of Snow Properties, Inc., (209) 406-5663, customerservice@snowproperties.us, PO Box 691897, Stockton, CA 95269. Office hours 9-5. M-F. After hours answering service, with emergencies referred to an emergency team.

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; Secretary, Nancy Hanley; Treasurer, Ed Snow; Directors: Lillian Anderson & Brandon Butler

Message from our president—Dear Neighbors,

As we head into the fall and holiday season, I want to thank everyone who helped make 2026 another great year in Sherwood Manor. As a Board, we remain focused on maintaining and improving our community while planning thoughtfully for the year ahead. I wish for you and your families a safe and joyful holiday season, and I look forward to all that we can accomplish together in 2027.

Warmly,

Alex





Stay in touch through our SMHA website @ www.sherwoodmanorstockton.com. Find meeting dates, events, community resources, pool and swim team schedules, and more. Email us your questions and suggestions. Are there other things you would like to see? Let us know.

Thank you to our managers, **Ed & Joanna Snow, Briana Lua, & Samantha Ewell of Snow Properties**. Snow Properties has been our management company since 2022 and always gives us their best. Thank you to **Samantha for being our 2026 Pool Manager**. It was a smooth season under her leadership. Huge thanks also to **our lifeguards Mateo, Morgan, Tobie, JD, Kaeleigh, Kaitlyn and Laksmi; our pool monitors Fernando & Kaitlyn, & Ian Jensen of Jensen Pools.** Thank you for keeping our swimmers safe & our water sparkling. **You are amazing!!**

Many thanks to Sherwood Sharks Team Reps Tiffana Thompson & Joy Lambdin, Parent Coordinator Stephanie Lopez, Coach Daniel Lambdin and all of the team families and swimmers. It was a pleasure working with you! Website **https://sherwoodmanorsharks.swimtopia.com** is the place to go for more information**. Go Sharks!**

The pool is closed for the season. Please report suspicious activity observed at the pool or in your neighborhood.

- **Call 911 for emergencies, crimes in progress or threats to safety.**
- **Call the PD non-emergency number (209) 937-8377 in non-emergency situations or for suspicious activity.**

Snow Properties can be reached @ 209 406 5663. Office hours are 9-5, M-F. Unanswered calls will be returned. An after-hours answering service has been retained and will refer emergency calls to an emergency team. Ed, Briana and Samantha of Snow Properties can be emailed at **customerservice@snowproperties.us.**

Are you looking for things to do? Check out the updated Community Events section on our website.

The 2025 pool resurfacing project was postponed due to discussions with the City of Stockton regarding the pool property and its future. Discussions with city management are ongoing, and the next meeting is scheduled for early November. Updates will be shared as information becomes available. Please check the Sherwood Manor Pool section of our website for information updates.

If you would like us to email you updates and reminders about meetings, events, etc., contact Snow Properties at customerservice@snowproperties.us and provide your current email information today. We will happily email each owner in multiple owner households. Better yet, if you prefer receiving your information by email rather than by paper mailings, help us keep expenses down and opt in for electronic mailing & voting. Look for more information on our website, in App Folio and in the upcoming Annual Budget & Policy Statement mailing.

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. You can also email the information to customerservice@snowproperties.us.



Holiday Decorating Contest 2026

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 14th.** Please have your lights on by 6 pm. Would you like to be a judge? Let us know through the SMHA website & join the team of volunteers.



Sherwood's neighborhood yard sale in 2027 will be **April 17th & 18th 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 through the website or by contacting Snow Properties.

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.



Be a good neighbor & scoop the poop!



Crabgrass Gone Rogue!

Did you know crabgrass goes to seed in the fall & each plant can produce about 150,000 seeds? Each plant! 150,000 seeds! These seeds can be spread by wind, water, lawn maintenance equipment, pets and even by people's shoes. Crabgrass plants die in the winter & leave behind bare dirt. In the spring, the seeds germinate and new plants grow. But, it's a cycle you can break. If you have crabgrass, be kind to yourself & your neighbors, and take preventative action. Find out how to stop these plants from growing and multiplying next year. Please check our website for more information.

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.

2027 Wish List & Projects

* Pool resurfacing
* Deck repair
* Solar options
* Governing documents mailing



Do you still need to pay your annual assessments? Avoid collections. Contact Snow Properties to discuss your options at accounting@snowproperties.us or call (209) 406-5663.