



The Vineyards OF SARATOGA

January 2011

NEXT BOARD OF DIRECTORS MEETING

The next meeting is scheduled to be held on January 13, 2011 at the Clubhouse beginning at 7:00 P.M. **ALL HOME-OWNERS ARE WELCOME AND ENCOURAGED TO ATTEND!**

Your Board of Directors:

Jim Foley –

President and Maintenance

Frank Hedges -

VP, Head of Security

Steve Gillen –

Treasurer, Landscape and Clubhouse

Jim Turke –

Director and Maintenance

Laurel Stoner –

Secretary

Ruut Van Den Hoed –

Director

John Glass -

Director

WEBSITE

Website for Vineyards -

www.vineyardsofsaratoga.com

A good source for up-to-date information, copies of monthly newsletters and minutes of the Board of Directors meetings, etc. If you'd like to be included in email reminder, send your name, unit number and email address to

register@vineyardsofsaratoga.com

Both owners and tenants are welcome. Please indicate owner or tenant.

Gary Martiny, Association Manager
Community Management Services, Inc.

Contact number 408-559-1977

Fax number 408-559-1970

E-mail address:

gmartiny@communitymanagement.com

**The emergency after hours
number is 408-975-2840**

FOR YOUR INFORMATION: TO REPORT A CRIME OR ANY SUSPICIOUS ACTIVITY TO THE LOCAL SHERIFF'S DEPARTMENT, CALL 299-2311.

ANNUAL MEETING IN FEBRUARY

There will be 3 board positions to be filled in the next election. Interested parties should address a letter to the Board if they wish to be a candidate, or if they wish to nominate another member.

YOUR INPUT IS NEEDED

Your Board of Directors is planning for many improvements at The Vineyards and your suggestions are valuable. Please come to the **ANNUAL MEETING** in February to oversee your current property management and plans. Please submit letters to the Board if you wish to be a candidate or want to nominate someone else for one of the three open positions on the Board.

15 MPH SPEED LIMIT IS ENFORCED

We are safety-minded at The Vineyards. The maximum speed limit on our roads is **15 miles per hour**. There is no exception, except that we drive slower when pedestrians are present. Did you know that Sheriff's deputies make regular security rounds and respond to our calls for assistance?

PREVENT THEFT

Save yourself a lot of inconvenience and expense. Do not leave valuables on the front seat of your car—they invite break-ins, even here at the lovely Vineyards. Better yet, use your garage for parking your car.

CHRISTMAS TREE PICKUP

As in the past few years, we will arrange pick up and disposal or recycle of Christmas trees, in the first two weeks of January. Please remove all tinsel, flocking, and other decorations, as well as tree bases, and leave all natural trees *outside* the dumpster enclosures on or after Jan. 1. Please note that this is the only exception to our usual rule that all trash, garbage, and recyclable materials must be placed *inside* the dumpsters or blue bins. Artificial trees should be disassembled and put in the green dumpsters.

DUMPSTER REQUIREMENTS

We all have to pay extra if you leave boxes or other debris outside of the containers provided for garbage or recycling. If you have cardboard items that won't fit in the nearest dumpster, put it in dumpster #3 at the southeast perimeter of The Vineyards. If you see someone ignoring this rule, please notify CMS or a Board member.

WANTING TO IMPROVE YOUR HOME?

Inform The Vineyards Board of Directors in writing (and come to a meeting, if you can) when you are planning to make any structural improvements on your condo. These include, but are not limited to, flooring, windows, doors, kitchens, and bathrooms. You will save yourselves time and lots of money if you take your plans to the BoD before you begin the work. In most cases, permits are required.

Remember to inform your contractors that they must not use the dumpsters to dispose of any debris from the project. They must take it with them. Their trucks and vans must be parked in such a way as to not interfere with any traffic or parking.

CMS LAUNCHES NEW SERVICES

We have upgraded our website to better serve you. You can now pay your assessments on-line, request a copy of your statement, update your contact information and submit a detailed work order request. Your personal account number, pin and login information is required. Your account number is located on the bottom and the right top portion of your statement. Login and pin number information can be found above the blue portion on your statement. You also have the ability to change your pin on the CMS website.

Our website address is: www.communitymanagement.com. If you have any questions, contact our Customer Service Department at (408) 559-1977 or cs@communitymanagement.com.

HAPPY NEW YEAR!