

The Vineyards

OF SARATOGA

September 2011

NEXT BOARD OF DIRECTORS MEETING

The next meeting is scheduled to be held on September 8, 2011 at the Clubhouse beginning at 7:00 P.M. **ALL HOMEOWNERS 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 & Landscape

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 reminders, 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.

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.



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.



CAR BREAK-INS

The City of Saratoga recently held its annual meeting for the Homeowners Associations in the city. During the meeting, we heard from many local services including the sheriff's department. The sheriff mentioned that there have been a number of car break-ins lately. Below are tips we can all use to avoid having our cars broken into:

- Your best defense is to park your car in your garage - not on the street.
- If you park on the street, park in an area with good visibility and lighting.
- Do not leave anything in your vehicle that would tempt somebody to break in. Remove valuables or secure them out of sight in your trunk (GPS devices, laptops, PDAs, cell phones, MP3s, wallets, purses, store bags, even small items). Fixing a broken window may cost even more than the item you lost.
- If your car stereo has a removable faceplate, remove it. Do not leave CDs in the car.
- Lock your car doors.
- Roll all of the windows up all the way. Close your sunroof.
- Do not leave keys in the vehicle.
- Do not leave the garage door opener in plain view.
- Do not leave out items with personal information.
- Car alarms have been proven to be effective in preventing thefts.
- Keep your garage door closed.
- Call 911 if you see any malicious behavior in progress. Do not confront the suspect!
- Do not compromise your safety!
- Report all thefts to the sheriff's department.

LABOR DAY

CMS will be closed on September 5th in observance of the Labor Day holiday but a manager is on call in case of an emergency.

Hi Everyone -

Please take the time to read this - it's really important because it affects everyone.

Thanks to all of you who took the time to comment on the proposed "Smoking Rule" that limits tobacco smoking in the Vineyards to the areas outside the centerline of Vineyard Lane, the perimeter road. We seem to be about 50/50 - 50% in favor and 50% against. Those in favor are happy to have tobacco smoking restricted. Those against are not so much concerned about smoking as they are about over-regulation. They cite the possibility of future restrictions on BBQs and fireplaces.

How about a little history as to why the Board is proposing this rule?

Over the years the Board has had complaints about smoking that usually get resolved among neighbors. But there have been other issues - cigarette butts thrown around the common areas (notably the pools and especially the spa!), smoking around the pools without regard to others, and stale smoke in the clubhouse after "smokers" have been in there. It is an ongoing annoyance for many residents and a particular annoyance at times for the Board.

So why now? What was the defining event?

Last year a couple with a teenage son moved into a rental unit in the 400s and all of them CHAIN smoked. The Board started receiving numerous complaints, but there was really nothing we could do. They all smoked on their patios, on the way to their cars, in the garages (these were common garages and the smoke was stinking-up other residents' cars and their stored belongings), walking everywhere! To those affected it became unbearable. The son and his friends were even smoking in their garage, with open containers of flammables, while they were working on their motorcycles - gotcha!

The Board was really powerless to do anything until we discovered the cigarette butts in the garage with the flammables. Then some of the neighbors started complaining about noise at all hours (midnight, 4 in the morning, etc.) from motorcycles and trucks. Then the son purchased a truck that exceeded Vineyards limits that spilled oil all over a parking area in the back.

Now the Board had something to work with. We started imposing maximum fines due to the egregious behavior - but not the smoking. The fines finally forced them out when their lease was cancelled by the owner.

However, if it hadn't been for the smoking in the vicinity of the flammables and the noise/nuisance, the Board was really powerless. As a Board we decided to propose a tobacco smoking rule limiting smoking to the outside perimeter roadway.

In guiding us, we used the Santa Clara County Smoking Ordinance (yes, the County has one since 2010!) that bans smoking tobacco within County areas in multi-unit residences like the Vineyards.

<http://www.sccgov.org/portal/site/scc/aspecial?path=%252Fv7%252FSCC%2520Public%2520Portal&contentId=05014c4629acb210VgnVCM10000048dc4a92>

The City of Saratoga is rumored to be discussing a smoking ban and the Board also thought it would be better to have ours in place first. We could be exempt if we pass our own rule first.

I, however, sympathize with the "over-regulation" argument. I always cringe when I hear about all the new laws and regulations that we are subjected to. I don't sympathize with the "what's-next" sentiment - BBQs and fireplaces. Please note that the Bay Area Air Quality Management District (BAAQMD) <http://www.baaqmd.gov> already regulates fireplaces and BBQs in certain instances, so I think The Vineyards is safe from ourselves in this area!

Since tobacco smoking has become so socially (and healthwise) unacceptable, the Board came to the conclusion that we needed to do something. As for enforcement, we are not proposing a smoking police! The Board is not going to be roaming around looking for smokers to fine! Just like every other rule we have, if someone complains, the Board will investigate and determine if action is required. If so, a citation will be issued and the processes we already have will be followed.

Please attend our Board meeting Thursday evening and share your thoughts. We really want your input on this important matter.

Thank you,

Jim Foley, President
Vineyards of Saratoga