



The Vineyards OF SARATOGA

January 2012

NEXT BOARD OF DIRECTORS MEETING

The next meeting is scheduled to be held on January 12, 2012 at the Clubhouse beginning at 6:00 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.

Annual Meeting - February 9th

Four Board vacancies will be filled in February. If you are interested in running for the Board, please submit statements of candidacy to Gary Martiny by December 31, 2011. Nominations of other eligible members will also be accepted.

Thinking of Buying an E-Car? Where Will You Charge It? - by Frank Hedges

Auto makers are continuing to ramp up the hype about their all-electric or plug-in hybrid vehicles. If you are considering buying one of these, don't forget to consider the potential costs, difficulties, and delays involved with providing a home charging station. That could be especially troublesome here in the Vineyards, as in other condo or multi-family neighborhoods. A recent newspaper article suggested a cost range of \$1400 to \$3000 for a typical home charging station installation.

For starters, you will probably need a Saratoga building permit and Vineyards HOA advance approval to install the charging station. If you are fortunate enough to have your garage integral with your unit, this may be fairly straightforward, requiring only an additional circuit breaker in your electrical panel and wiring to the specialized outlet. However, if your garage is separate from your unit, it may be presently served by one of the common area meters, and these circuits cannot accommodate the additional load of even the smallest charging station. Getting HOA approval for this kind of installation is uncertain, as we presently have no policies allowing you to install an additional electric meter and hookup to your charging station. This would also bump your installation costs way up. It is highly unlikely that the HOA would approve installation of a charging station in the common area parking, as this would amount to a reserved parking space in the common area.

The Board expects to begin discussions on how we will handle any requests that may come our way for a home charging station. At this point, we can only warn you that it may not be easy, quick, or cheap, and it will be especially tedious, perhaps even perilous, for the "early adopters."

CMS Holiday Closures

CMS will be closed on Monday, December 26, 2011 for the Christmas Holiday and January 2, 2012 for New Year's. A manager is on call in case of an emergency. Have a safe and happy Holiday Season.

A Word to the Wise On Wood Smoke

The main adverse impact of burning wood, manufactured logs or similar products in common fireplaces is **wood smoke**. According to the **Bay Area Air Quality Management District**, "Wood smoke from the 1.4 million fireplaces and wood stoves in the Bay Area can trigger asthma attacks making it difficult for people to breathe, especially children, seniors and those with heart or lung conditions. **Wood smoke** is the largest source of wintertime air pollution in the Bay Area and contains **harmful pollutants** such as hazardous soot and carbon monoxide, as well as toxins such as dioxin, which is linked to increased cancer rates in adults." Additionally, the **California Air Resources Board** states that: "**Manufactured fireplace logs**, for instance, are not recommended for burning because they produce **toxic fumes**, including PCBs (polychlorinated biphenals)."

Furthermore, in order to minimize the levels of indoor combustion pollutants emitted from older types of fireplaces, like the original fireplaces installed at the Vineyards, large volumes of indoor air must be exhausted up the chimney during such burning. As a result, furnaces usually have to run longer in order to heat and replace such exhausted air, thus increasing utility bills.

In summary, one of the best ways to **protect** you and your neighbors from the adverse effects of **toxic** air pollutants and possibly save money, is to avoid burning wood, manufactured logs or similar products in any fireplace at the Vineyards. - Anthony R. Fisher. Ph.D.