



BOARD OF DIRECTORS

AUG/SEPT 2013

- President** Jim Foley
- Vice-President** Frank Hedges
- Secretary** Laurel Smith
- Treasurer** Gloria Felcyn
- Director** Anna Scicinska
- Director** Dave Katleman
- Director** Jim Turke

VINEYARDS WEBSITE

www.vineyardsofsaratoga.com

- Vineyards News
- View monthly newsletter
- HOA Board meeting minutes

Want to receive e-mail alerts? Please e-mail your name and unit number, indicating if you are an owner or tenant register@vineyardsofsaratoga.com

HELPFUL CONTACTS

To report problems with outdoor lights or sprinklers and request repairs please call or e-mail our manager:

Luis Heredia, Association Manager

Community Management Services

Telephone 408-559-1977

Fax number 408-559-1970

lheredia@communitymanagement.com

To apply for car parking stickers call

Security at 408-806-0729

To report a crime or suspicious

behavior to the local Sheriff call

408-299-2311



THE NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting is on Thursday September 12th at 7:00pm.

The agenda for all board meetings is posted in advance at the entrance to the Clubhouse. Monthly meetings are open to all homeowners. The 15-20 minute *Open Forum* session at the start is an opportunity to have any issues heard by the board, association manager, and others present, and to ask questions about any projects or decisions addressed by the board.

Following *Open Forum*, the meeting is limited to those issues posted on the agenda. Homeowners are welcome and encouraged to stay and observe, but this part of the meeting is closed to owner participation. Minutes of all meetings are posted on the website after they have been approved at the next board meeting.

AUG/SEP NEWS

Summer has been a busy time of year with several maintenance and landscaping projects in progress. Recently, some areas of The Vineyards have seen a problem with crows – the advice of the Audubon Society for those affected, is to be vigilant about the disposal of food scraps, and to consider not using bird feeders if they attract unwanted visitors.

FHA CERTIFICATION

Since the last board meeting we have received news that The Vineyards of Saratoga has received Federal Housing Administration (FHA) Certification. Board President, Jim Foley, has been pursuing this certification for over 2 years. He has spent over 200 hours dealing with Realtors, lenders, 2 federal agencies, the City of Saratoga, West Valley Sanitation District, Santa Clara Valley Water District, the Santa Clara County Recorder’s Office, and the Santa Clara County Surveyor. With recent help from Luis Heredia from CMS and Gina Jordan from Commerce Mortgage, certification was finally achieved. We are the only condominium complex in Saratoga to have this status.

FHA loans have been helping people become homeowners since 1934. The FHA, which is part of the US Department of Housing and Urban Development, insures loans so that a mortgage lender can offer buyers better options. The benefits for consumers include lower down payments and closing costs, as well as easier credit qualification than for conventional loans. There are also significant advantages to FHA approval for Vineyards homeowners. More loan options for potential buyers may lead to quicker sales at better prices. FHA approval also gives more options for existing homeowners to refinance to lower monthly payments.

More information is available on these websites:

<http://portal.hud.gov> and <http://fhagovernmentloans.org>.

DUMPSTERS

Please read the notices posted on the doors of each dumpster enclosure for more details on items that can be recycled. Remember to flatten all moving, delivery and storage boxes before recycling them, so that all residents have space for their trash and recycling. If you see any blatant misuse, do report this to CMS, as the HOA incurs additional costs each and every time we need to arrange additional cleanups around the dumpsters.

Please be a considerate neighbor!

CLUBHOUSE UPDATE

The Clubhouse building renovations completed to date were officially approved by the City of Saratoga last month. The Clubhouse committee is currently considering carpet and furniture options. To hear more detailed information, please come to the monthly Board Meetings.

An old filing cabinet found during the renovation work was opened and found to contain much paperwork, including old copies of the Vineyards newsletter, which used to be called "The Grapevine". In the coming months we will reprint of some of the old articles from The Grapevine and re-visit some Vineyards history.

TWO ITEMS FROM *THE SARATOGAN*

Each quarter the City of Saratoga publishes *The Saratogan* to keep residents apprised of current events and important information. Two items in the current issue have some useful information – a reminder about off-leash dogs within the City of Saratoga, and new information on battery recycling – excerpts re-printed below:

Off-leash dogs

Dogs are not allowed off-leash in the City. Dogs must be kept on a leash that is no more than 6 feet in length. The City contracts it's animal control services with San Jose Animal Care and Services. If you see a dog off-leash, contact them at 408.794.7297.

Recycle Used Household Alkaline Batteries

Now residents have the option to recycle household batteries curbside through West Valley Collection and Recycling. Residents are asked to place used household alkaline batteries in a clear, sealed plastic bag on top of their recycle carts.

To read the rest of these articles online, and see the whole Summer/Fall 2013 issue of *The Saratogan*, visit the City of Saratoga webpage at: www.saratoga.ca.us/saratogan.

THE NEWSLETTER AT A GLANCE

LAST MONTH

City of Saratoga approval for Clubhouse work
FHA approval for The Vineyards

NEXT MONTH

Board meeting – Thursday August 8th @ 7:00pm
Clubhouse renovations – furniture and carpets

NEWSLETTER

If you are interested in joining the newsletter committee or contributing to future newsletters please contact Anna Sciconska at newsletter@vineyardlane.org. We welcome all input into our Vineyards newsletter.

Anna Sciconska, Paula Camporaso and Linda George

