



BOARD OF DIRECTORS

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 to 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 a car parking sticker call Security at 408-806-0729

To report a crime or suspicious behavior to the local Sheriff call 408-299-2311



SEPT/OCT 2013

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is on Thursday October 10th 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.

SEP/OCT NEWS

Work started this month on replacing deteriorating wood on buildings and patio fences. Once this is completed the Vineyards will get a fresh coat of paint – the Board is in the process of getting bids for the exterior painting project. The pool solar heating is due to be turned off in October, or as soon as cooler weather arrives.

UPGRADES AND REMODELLING

Before starting any home improvements (replacement windows, skylights, front doors, air conditioner units, external vents etc...) please check to see if HOA permission and/or a city permit are required for your project. Two very useful documents, *Rules and Regulations* and *HOA Documents*, can be accessed through the home page on the Vineyards Website (www.vineyardsofsaratoga.com). If in doubt please e-mail Luis at CMS or bring your questions to Open Forum at the start of our monthly meetings.

LARGE DUMPSTERS

It's time to gather your bulky giveaway items for the large dumpsters arriving in early November. Every Spring and Fall the Vineyards provides two large dumpsters to allow you to dispose of bulky household items – moving and shipping boxes, old furniture, construction wood, etc.

The dumpsters are scheduled Friday 1st to Monday 11th November.

It is important that these dumpsters are not used to dispose of hazardous items, such as paints, engine oils, computers, TVs, tires, or items with toxic or flammable components. Please check the City of Saratoga guidelines for the correct and safe disposal of all items classified as hazardous household waste: <http://www.saratoga.ca.us/services/wvcr.asp>. West Valley Collection & Recycling offers a free drop off for hazardous items, Tuesday through Thursday, from 9:00 a.m. to 11:00 a.m. Call WVCR at (408) 283-9250.

CLUBHOUSE UPDATE

The Clubhouse committee has chosen and ordered new carpet. Committee members obtained and considered bids from four companies, and at the last meeting, the Board voted to give the contract to Abbey Carpets. As part of the work, the rubber matting in the gym on the ground floor will be extended to cover the whole room.

To hear more detailed information, and further updates, please come to the monthly Board Meetings.

LANDSCAPE NEWS

In the last month some overgrown areas of juniper and ivy have been cleared and replanted with drought resistant plants. An arborist will be checking if any trees need to be trimmed or removed. This is also the season for some trees that were removed earlier in the year to be replaced, and for the plants and rocks around the Koi pond area to be tidied up.

CAR PARKING STICKER UPDATE

New car parking stickers will be available shortly. Resident owners and renters will need to fill in a form giving details of all cars, whether parked on the perimeter or in garages. More information to follow next month.

DOGS, LEASHES AND POO BAGS !!!

When you take Fido for a walk, remember to take sufficient poo bags and **always** pick up. Please inform and remind your daytime dog walking service of Vineyards policy. The Association's Governing Documents state:

4.0 All dogs must be on a leash while on the Common Area

5.0 Owners and Tenants with pets are responsible for any noise, damage, or inconvenience caused by their pet. Failure to control pets may result in removal.

6.0 Owners and Tenants must immediately remove pet waste, should the pet defecate in the common area, patios, decks or balconies.

Some areas of the perimeter, in particular at the back by the creek, are becoming an unsightly nuisance and health hazard. Our regular landscaping crew is not contracted to clean up dog waste – should there be a need to organize an additional regular cleanup, the expense involved may require a special assessment on all households. Dog owners who fail to pick up may be fined up to \$870. **Please be a responsible dog owner and a good neighbor !!!**

THE NEWSLETTER AT A GLANCE

LAST MONTH

Wood repair and replacement started
Clubhouse renovations – new carpet ordered
Landscaping – Koi pond refurbishment

NEXT MONTH

Board meeting – Thursday October 10th @ 7:00pm
Pool heaters turned off in October
Large dumpsters – November 1st thru' 11th

NEWSLETTER

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

Anna Scicinska, Paula Camporaso, Linda George and Dave Kattelman

