



The Grapevine



OCT/NOV 2014

BOARD OF DIRECTORS

President	Jim Foley
Vice-President	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Anna Scicinska
Director	Dave Katleman
Director	Paula Camporaso

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



THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is on Thursday Nov 13th 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.

OCTOBER NEWS

We have a new wireless connection at the clubhouse: the network is **Clubhouse** and the password is **Grapevine**. Remember to set your patio watering system timers in accordance with SCVWD's drought measures – **water only before 5 a.m. or after 9 p.m.**

SPEED LIMIT 15 MPH

Please SLOW DOWN and drive with caution for your safety and the safety of others. We are a residential neighborhood with pedestrians, children and pets. Thank you!



DUMPSTERS

The two large dumpsters are here until October 20th. Twice a year the Vineyards provides larger dumpsters for convenient disposal of unwanted oversized items – old furniture, moving boxes, construction wood – no paints, oils, computers, tires, toxic or flammable materials please.

😊 Flatten all cardboard boxes before recycling them 😊

Please do not fill recycling containers to overflowing, and use another recycling container if the one nearest to your unit is full. Our Dumpsters are for residents only – contractors must haul construction trash away.

😊 Dumpster #3 (hwy 85 wall) has extra capacity for larger items 😊

DOGS MUST BE LEASHED

Keep dogs on a leash at all times as you walk through Common Areas, and please remind your visitors and dog walkers to do the same. Any outdoor area that is not for the Exclusive Use of your Unit (balcony or fully enclosed patio) is considered Common Area.



HOA DOCUMENT PROGRESS UPDATE

Laurel Smith, Secretary

Your Vineyards Board of Directors has been conducting, on a nearly weekly basis, additional meetings to study and edit the Governing Documents of the Vineyards of Saratoga Homeowners Association. In compliance with the Davis-Stirling act of 2014, and with the need to clarify our present documents, this demanding process began in August and will continue until edited drafts are sent to our consulting attorney, we hope by the end of the year. Once the documents are considered complete, they will be made available to the membership to discuss at special forums. After that will a vote of the membership be taken. The Board appreciates your good will and patience as we work through his important effort.

HOA DOCUMENT PROCESS UPDATE

Anna Scicinska, Grapevine editor



In preparation for bringing these document changes before the membership, we will publish a series of informative monthly articles in upcoming newsletters. We start this month, with a brief explanation of the purpose of each of the Governing Documents that we need to make changes to, and the roles of some of the people involved in the HOA. While these articles provide a helpful overview, they will not go into any detail – a good source of additional information is The Educational Community for Homeowners (ECHO) <http://www.echo-ca.org>

WHAT DOCUMENTS DO WE NEED TO CHANGE? We need to update the three main Governing Documents – the CC&Rs (Covenants, Conditions, and Restrictions), Articles and Bylaws, and Rules and Regulations. These documents provide information about the structure of our community. A copy is given to every homebuyer at the time of purchase and you can also view these documents on the Vineyards website.

The **ARTICLES OF INCORPORATION AND BYLAWS** set forth the **rules for operating** the association as a corporation. This is a pretty standard document, in so far as the same legal obligations apply to most HOAs in California. This document contains information and rules about meetings, elections, and distributing information to the membership.

The **CC&Rs** define the **maintenance and financial responsibilities** of the HOA (Home Owners Association) and its members. This document is a little more specific to the needs of the Vineyards, but it will still be similar to the CC&Rs of many other communities of a comparable size, with similar facilities. Many of the updates and changes we make in this document come directly from the 2014 Davis-Stirling act.

OPERATING RULES (aka Rules and Regulations) are drawn up by and for each individual community. The Operating Rules clearly list what members and residents are allowed and not allowed to do, and deal with more day to day issues – clubhouse rental, pool rules, pets, traffic speed limits, noise tolerance and such. The Operating Rules typically change more often than the Bylaws or CC&Rs. This document is the most tailored to our particular needs at the Vineyards.

WHO HAS A SAY AND WHEN? The **first draft was drawn up by our attorney this year**, and is currently being considered by the Board and Document Committee in meetings separate from the monthly meetings. Members are most welcome to attend and listen to our deliberations – just please note that times and dates of these meetings as posted by the mailboxes are sometimes subject to change.

The **MEMBERS** of the Vineyards are (in general) the owners of each unit. Although the facilities and common areas are for the enjoyment of all residents including renters, only the owners of each unit (members) have a 1/165th share in “The Vineyards of Saratoga.” Members pay monthly dues, and only members can attend HOA meetings and vote.

The **BOARD OF DIRECTORS** runs the Vineyards on behalf of the members. The Board has an obligation to enforce the rules and procedures set out in the CC&Rs, and periodically, **the Board proposes any changes to the Governing Documents**. Directors are all volunteers, individually elected to the board by fellow members. The Board employs a Management Company (CMS) to manage the financial affairs of the Association and assist with the general maintenance and capital improvement of the complex, to attend to emergency calls, and other concerns of owners. The Association Manager participates in the monthly Board meetings. However, CMS is not participating in the meetings for revising the Governing Documents. The Board can also set up committees, comprising no more than 3 board members and other association members. Examples of this are the Landscaping Committee (Common Area maintenance), Clubhouse Committee (Clubhouse update project), and the Newsletter Committee (monthly Grapevine). The members of the **GOVERNING DOCUMENT COMMITTEE** are Board President Jim Foley, Board Vice-President Mike Toback, former Board member Frank Hedges and association member Jeff Klopotic. **The document committee will take the Board’s revisions and clarification requests to our attorney**, who will draw up a final draft. At this point there will be Special Forums for members to ask about and discuss the new documents. **Members need to vote on the proposed documents**. You have the final say!

Next month: What is the Davis-Stirling Act and how does it apply to the Vineyards?

COMMUNITY CORNER

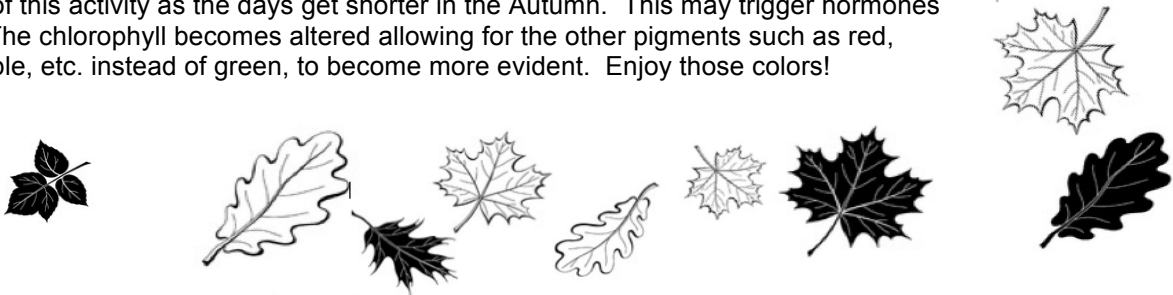
AUTUMN IN SARATOGA — Lesson I learned from my husband and biologist, Don Stoner

by Laurel Smith

We don't have to travel to the East coast to see beautiful reds and golds of Autumn leaves. Just drive down Saratoga Avenue or Vineyard Lane. Some years they seem more beautiful than others, don't they. Don Stoner, our resident biologist, gave us a little botany lesson to help us understand more about the "magic" of leaf color changes.

Leaves have many different color leaf pigments, but the green pigment usually predominates. Light waves are absorbed by these pigments, and photosynthesis occurs in the chlorophyll. Light energy is transformed into chemical energy: Carbon dioxide and water, in the presence of light and chlorophyll, produce carbohydrates, oxygen and water.

There is less of this activity as the days get shorter in the Autumn. This may trigger hormones in the trees. The chlorophyll becomes altered allowing for the other pigments such as red, yellow, or purple, etc. instead of green, to become more evident. Enjoy those colors!



ENJOY FALL COLOR AT SOME LOCAL PARKS:

Hakone Gardens Nearly a century old, Hakone is the oldest Japanese garden in the Western Hemisphere. Nestled in the hills of Saratoga there are 18 acres of hillside gardens, historic buildings, multi-tiered waterfalls and koi ponds, strolling gardens, unique lanterns, stonework, and many other elements of Japan's ancient civilization.

Other Activities: Tea Ceremonies are held every third Sunday of the month with seatings at 12PM, 1PM and 2PM.

October 26th Fourteenth Annual Chakai – local practitioners of Japanese Tea Ceremony practice their art with the public.

Open: weekdays 10 AM – 5 PM and weekends 11 AM – 5 PM. **Entrance:** \$8 with discounts for seniors and under 18s.

Location: 21000 Big Basin Way, Saratoga (www.hakone.com)

Vasona Park, Oak Meadow Park and Los Gatos Creek Trail Vasona Park is a 150 acre park has a flat walking paths around Vasona Lake, Hikers, runners, bicyclists, and skaters enjoy the Los Gatos Creek multiple use trail which begins at Lexington Reservoir and follows the Los Gatos Creek for nearly 9.5 miles through Vasona Lake County Park, and past the cities of Los Gatos, Campbell and San Jose. Dogs are must kept on a leash.

Other Activities: Billy Jones Wildcat Railroad. In October Fri–Sun ride the Pumpkin Train at 5:30pm (<http://bjwrr.org>)

Open: 8AM to Sunset. **Tickets:** Parking fee inside the park \$6 (or free local street parking), Railroad tickets from \$2

Location: Blossom Hill Road, Los Gatos (www.sccgov.org/sites/parks/parkfinder/Pages/Vasona.aspx)

To track fall color across California see <http://www.californiafallcolor.com>

THE NEWSLETTER AT A GLANCE

Work on HOA document updates continues

Next Board meeting – Thursday Nov 13th @ 7:00pm

Fall clean up dumpsters October 10th through 20th

Clubhouse internet: network **Clubhouse**, password **Grapevine**

NEWSLETTER

We welcome all input into our Vineyards newsletter. If you are interested in joining the newsletter committee or contributing to future newsletters please contact Anna Scicinska at newsletter@vineyardlane.org. Letters and articles from residents will be published in the next newsletter to go to print.

Anna Scicinska, Dave Kattleman, Linda George and Paula Camporaso

