



The Grapevine



NOV/DEC 2014

BOARD OF DIRECTORS

President	Jim Foley
Vice-President	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Anna Scicinska
Director	Dave Kattleman
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 4 0 8 – 5 5 9 – 1 9 7 7

Fax number 4 0 8 – 5 5 9 – 1 9 7 0

lheredia@communitymanagement.com

To report a crime or suspicious behavior to the local Sheriff call 4 0 8 – 2 9 9 – 2 3 1 1



ANNUAL MEETING & BOARD VACANCIES

In preparation for the annual meeting and board member election, here is a helpful timeline. Our seven Vineyards HOA directors are elected to a two-year term. Three board positions fall vacant in 2015.

If you are a member in good standing & interested in serving your community as a board member, please submit a Statement of Candidacy and a contact phone number to Luis Heredia at CMS before the January board meeting.

In January all homeowners will receive an information packet and ballot papers. At the balloting early next year, the three expiring terms will be filled, with the results announced at the Annual Meeting in February.

More information to follow in the December newsletter.

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is on Thursday Dec 11th 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.

NOVEMBER NEWS

A Happy Thanksgiving to all! As we make a better today with the ongoing improvements to our facilities and landscaping, and plan for a better tomorrow with the new governing documents, let's also look back into the past and revisit the Grapevine from 30 years ago.

HOLIDAY PARTY

Celebrate the holiday spirit with your neighbors at the Vineyards Clubhouse on Sunday December 7th at 4PM. Please bring a plate of seasonal goodies savory or sweet and/or a bottle of your favorite alcoholic drink to share.



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. Once the documents are considered to be complete, (next year) they will be made available to the membership to discuss at special forums. Only after that, will a vote of the membership be taken. The Board appreciates your good will and patience.

HOA DOCUMENT PROCESS UPDATE

Anna Scicinska, Grapevine editor



In preparation for bringing the changes to the Vineyards Governing Documents before the membership, we are publishing a series of monthly articles in the Grapevine newsletter. In the second piece of this series we look at the Davis-Stirling act of 2014. While these articles provide a helpful overview, they do not go into fine detail – a good source of additional information is The Educational Community for Homeowners (ECHO) <http://www.echo-ca.org/article/what-you-need-know-new-davis-stirling-act>.

WHAT IS THE DAVIS-STIRLING ACT AND HOW DOES IT APPLY TO THE VINEYARDS?

The Davis-Stirling Common Interest Development Act is the primary set of laws that governs all homeowners associations (HOAs) in California. Since 1985, the Davis-Stirling Act has been amended many times. Up until 2012, the act was based on laws scattered through the Civil and Corporations Codes. In 2012, and effective on January 1, 2014, the Act was completely renumbered and reorganized, and codified in California Civil Code. This article looks at the key changes to the Davis-Stirling Act.

One reason the Davis-Stirling Act was revised, was in order to make the laws easier to understand. An HOA is something like a corporation, but has many differences. To move these laws around and make the required changes, the resulting package went from 25 pages to over 100, requiring both the Board and our legal counsel to take a serious look at our documents. Even as we do this, the State has passed over a dozen laws that will modify the existing laws, making it even more of a challenge for us.

Some of the organizational changes to the new Davis-Stirling Act include changes to the annual "budget" package, shorter Civil Code sections, a separation and regrouping of subjects, and the inclusion of standardized terminology. The new Act also requires associations to follow standardized rules of notice and delivery. For example *"Before the beginning of each fiscal year, the board must make the budget public to homeowners in the community at least 45 days, but not more than 60 days, prior to the first day of the fiscal year"*.

As we look at the different changes, one needs to remember that HOA can range from 5 properties sharing a single driveway to communities with a thousand or more units. The Davis-Stirling Act does not set out to be a "one size fits all solution", since it addresses obligations of all HOAs regardless of size.

The key tasks of a homeowners' association are to protect its member's quality of life and-property values. According to Realtor Mag, about 50 million U.S. homeowners belong to some sort of a HOA. When you buy a home that features an HOA, knowing the rules and regulations is vital before purchase. It's always a good idea to read the rulebook thoroughly if you plan make improvements to your property, raise a maintenance issue before the Board, or make a complaint to or about your neighbor.

SHOULD AN ASSOCIATION UPDATE ITS DOCUMENTS NOW?

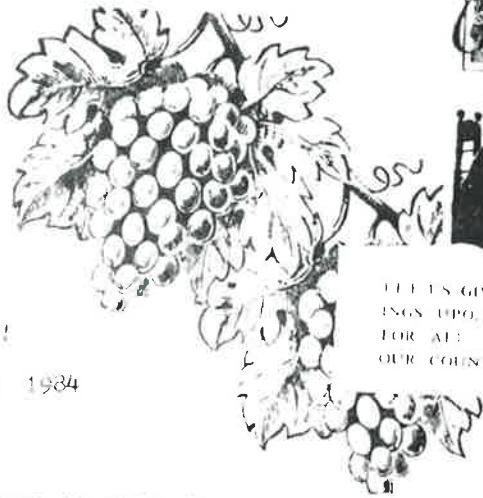
Since some association documents, such as an association's collection policy, will need to be amended before the end of the year and distributed to the members to comply with the new Davis-Stirling Act, it seems like a good idea to update all of the Vineyards Governing Documents, in line with Davis-Stirling as soon as possible. Our documents were incorporated in 1971 and last revised in 1980. Although there is no penalty for *not* updating these documents, business will run more smoothly with updated documents that reference the proper Civil Code sections.

Some sections of our documents simply need updating in line with modern day life, for instance modern communication technologies (email, internet, websites) were not in common use in 1980, domestic roofs solar panels were not as frequently seen, and modern electric cars (and charging points) were still a glimmer in the eye of their creators!

Next month: What can we do to protect property values through our CC&Rs and Operating Rules?

GRAPEVINE

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LET US GIVE THANKS TO GOD FOR HIS MANY BLESSINGS UPON US, OUR FAMILIES AND AMERICA, AND FOR ALL THE FREEDOMS GUARANTEED TO US IN OUR COUNTRY.

VINEYARDS OF SARATOGA

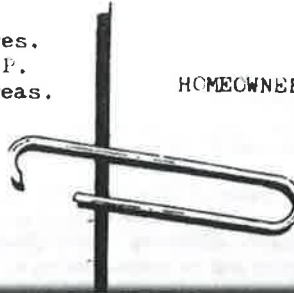
BOARD OF DIRECTORS:

Elizabeth Replogle	Pres.
Robert Emerson	V.P.
Dr. Micheline Kaempfer	Treas.
Jack Frost	
Jean McElroy	
William Pursell	
Dr. Jay Sitney	

Secretary to the Board
Cleo Aldridge

HOMEOWNERS BOARD MEETINGS

November 6, 1984
4 P.M.
November 20, 1984
7:30 P.M.
Clubhouse



***** Elizabeth Replogle, President *****

DON'T BE A CLOWN!
Drive safely, even
on Vineyard Lane.



NEIGHBORHOOD WATCH:
It is a idea that is
good. Cost you only
time. And not much
of that. You are
doing something that
helps others as well
as yourself.

Golf - a game in which
the ball lies poorly
and the players well.

WELCOME TO THE VINEYARDS!
David Sutherland

Thanksgiving is a great holiday!
It focuses our minds on our blessings rather than on our problems. It makes the heart glad for what we have been given, and takes our minds off the burdens we all have.
Thanksgiving recognizes the giver as well as the gift. It keeps us on the positive side.
In a life of plenty and prosperity we seem to take everything for granted. How appreciative we should be for our blessings and what a wonderful thing is a holiday which focuses our attention on them.
Thanksgiving is therapy we all need to keep us cognizant of the blessings and the beauty of living. This year let's set aside a few minutes of the holiday to sit alone and think of the many things for which we should be thankful - then this great holiday will have true meaning for us.

Gentle words are the weapons
of wise men.

November						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

All Saints Day
The Rainbow Bridge over Niagara River, 950' long, opened, 1941

All Souls Day
Frontiersman Daniel Boone born, 1734
President James K. Polk born, 1795; President Warren G. Harding born, 1865
North Dakota & South Dakota became the 39th & 40th states, 1889

"Father of the Blues," composer W. C. Handy, born, 1873
Oklahoma became the 46th state, 1907

Puerto Rico Discovery Day
Explorer George Rogers Clark born, 1752
President James A. Garfield born, 1831

Poet William Cullen Bryant born, 1794
Fats Waller recorded "Your Feet's Too Big," 1909

Comic actor Art Carney born, 1918
Humorist Will Rogers born, 1879

Explorer Ponce de Leon discovered Florida, 1492
Columbus reached Puerto Rico, 1493

Historian Will Durant born, 1885

Suez Canal opened, 1869

North Carolina became the 12th state, 1789

COMMUNITY UPDATE

LANDSCAPE

In preparation for winter the Koi pond has been cleaned and the perimeter planting cut back. Some tree removal and planting will be taking place in the coming month. Seasonal planting is being refreshed.

LITTER

Jim F. reported at the last board meeting that there has been an increase of littering, including cigarette butts, food wrappers, coffee cups and water bottles – this is both unsightly and unacceptable. Please ... just take your trash home or drop it into the nearest dumpster. Let's pick up and dispose of trash to keep the Vineyards looking great at all times.

POOL FENCING

Work on replacing the fence around the big pool will start shortly. The new fence will match the style of the fence around the small pool, and will be a little taller than currently in order to comply with new safety guidelines.

CLUBHOUSE

The final part of the Clubhouse project yet to be completed is the kitchen. Board members Dave, Paula and Gloria are on the Kitchen Committee to plan and oversee this final phase of the Clubhouse remodel.

Some older and duplicated items of equipment from the gym will be removed to make a better use of the space.

SPEED LIMIT

Please SLOW DOWN and drive with caution for your own safety and that of others. The Vineyards is a residential neighborhood – car drivers share use of the perimeter road with cyclists, pedestrians, joggers, children, and pets. Drivers should be especially careful around blind corners.



THE NEWSLETTER AT A GLANCE

Send in statements of candidacy for board elections

Work on HOA document updates continues

DRIVERS PLEASE SLOW DOWN !!!

Next Board meeting – Thursday Dec 11th @ 7:00pm

Holiday Party – Clubhouse Sunday December 7th at 4PM

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 Scicska at newsletter@vineyardlane.org. Letters and articles from residents will be published in the next newsletter to go to print.

Anna Scicska, Dave Katleman, Linda George and Paula Camporaso

