



The Grapevine



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



BOARD VACANCIES

In preparation for the annual meeting and board member election, all homeowners receive an information packet and ballot papers for the board election. The board requests that even if you are not planning to attend the annual meeting to please fill out your ballot and mail it in. This will ensure we have a quorum and are able to hold the meeting. The results of the elections will be announced at the Annual Meeting on February 12th.

The nominating committee chaired by Michael Toback has confirmed three candidates on the ballot for the three expiring terms. Written statements from all the candidates will be included in the information packet. The nominees are: Jim Foley, Dave Katleman, and Anna Scicinska.

ANNUAL MEETING OF THE MEMBERSHIP

The Annual Meeting is on Thursday February 12th at 7:00pm.

The Vineyards of Saratoga is holding its Annual Meeting of the Membership in the Clubhouse. At this once a year event you will hear about the projects that were undertaken by the board during the past year. You will also get information about upcoming projects and events. Please mark your calendars and join us at the Clubhouse at 7PM on February 12th.

OCCUPANCY FORMS AND PARKING PERMIT

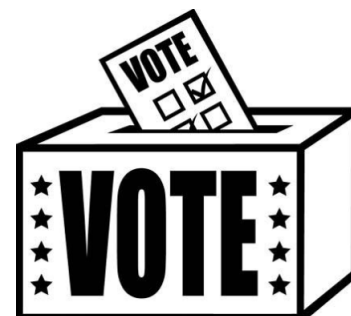
Under the Davis-Sterling Act HOAs are required to keep a current list of all residents. Every homeowner must complete an Occupancy Form giving names and contact details of household members. Non-resident owners will need to confirm their own details as well as those of their renters and provide a copy of their lease. The form will also register all vehicles so that we can re-introduce parking permit stickers for cars belonging to residents.

This form is available online at the Vineyards of Saratoga website www.vineyardsofsaratoga.com/forms.htm where it can either be filled in online or printed and filled in by hand. The form will be mailed to those owners who do not obtain it from the website. CMS will issue parking stickers as soon as the relevant information is processed.

Please bring the completed Occupancy Form to the Annual meeting or mail it directly to CMS.

Daytime guests do not require a parking sticker. Guests staying overnight or longer should place a card in the windshield with the number of the unit owner's parking permit – to ensure security and privacy do not write names or unit numbers. Should a car need to be moved for maintenance or access by landscapers, or the owner traced for any other reason, the management company or board will know whom to contact.

JAN / FEB 2015



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, some time this summer, 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 articles in the Grapevine newsletter. In the fourth article of this series we look at the Operating Rules, formerly called the Rules and Regulations. All HOAs develop rules and regulations intended to benefit the common interest of residents within its development. An HOA must follow all applicable local, state, and federal laws, but is otherwise free to set its own Governing Documents. The Board has a legal responsibility to set and uphold rules to administer the affairs of the corporation and the property for the benefits of all the owners.

OPERATING RULES

In addition to Bylaws and CC&Rs, every HOA has a “rulebook”, listing members’ rights and responsibilities. The Operating Rules can be as precise as the members want them to be. A community’s rules are available for everyone to see before moving in as a property owner or renter. A major benefit of Operating Rules is that everyone who moves into a home that features an HOA lives by the same code. When you sign up to live in an HOA, you enter into a legally binding contract. An owner who plans to make improvements to their property should start by reading the CC&Rs and Operating Rules. Operating Rules also typically include guidelines on the number and type of pets, use of common areas, balconies and patios, shared facilities like our pools and clubhouse, parking, garbage collection and maintenance.

Any behavior can be a nuisance if it inconveniences, offends or prevents other residents’ enjoyment of Common Areas. Not all behaviors are going to appear as items listed in the Operating Rules of an association; however, just because a behavior is not explicitly restricted does not mean that an HOA will consider it acceptable. Common sense needs to be applied to rules that address offensive conduct (noise from radios, barking dogs), safety guidelines (no screaming, running or diving at the pool) and the supervision of children under 18 in the clubhouse, gym and pool areas.

Our documents were incorporated in 1971 and last revised in 1980. Some sections of our old Rules and Regulations simply need updating in line with modern day life. Some sections will pretty much stay the same, like the function of the board of directors, speed limits and car parking policies. Similarly there are not likely to be many changes to our Common Area restrictions – these currently include restrictions on items such as skateboards, ball games on lawns, clotheslines on balconies, and weight limitations on upstairs decks. In general the Operating Rules are meant to enable the HOA’s primary function, which is to protect and maintain a good quality of life and the value of both the private and communal property in the community.

Next month: 1 in 5 Americans live in a home with HOA fees – the history of the Common Interest Developments.

LANDSCAPE NEWS

The two trees that were removed last month have been chipped into mulch that will be recycled and used for landscaping around the Vineyards. Some of our trees are struggling and more tree work may be required. California coastal redwoods typically get about 30 percent of their water supply by absorbing fog moisture from the air directly into their leaves, but in the valley we get very little tree level fog. Redwoods have an impressive, but not limitless, capacity to cope with drought stress. We hope that the cycles of deep watering recommended by our arborist over the summer, and more rain through the winter rainy season, will save our majestic redwood trees.

CHILD SUPERVISION & CLUBHOUSE USE

An **adult resident** of the Vineyards must be present when children and teens use our clubhouse facilities. Neither a nanny nor a non-resident family member can replace the adult resident for this purpose. The table tennis table and pool table should be used for their designated purpose only. At most 4 guests per unit can be invited to use the clubhouse recreational facilities, accompanied by an adult Vineyards resident at all times. Private parties of up to 25 can be accommodated in the upstairs lounge for a small fee – please call Luis to make a reservation for your event.















The security cameras in the clubhouse are active. Please never lend your key fob – access is electronically monitored and recorded – residents are wholly responsible for anyone who enters the clubhouse on their key code.

PATIO DRAINAGE

Now that we have been blessed with some “real rain” this past month we have been experiencing some flooding on our patios. Most of these issues are caused by plugged drains (if you have a drain) or plugged drain holes in patio walls. In instances where we actually have plugged drain pipes we are sending plumbers out to clean out the pipes. Where we have plugged drain holes in patio walls we are asking our residents to clean out these openings at the base of the wall. These can usually be flushed with a hose with a nozzle. If they are really plugged you might need to remove any obstructions by hand or “with a stick!”. In rare instances the landscaping outside the walls has grown and blocked the openings. If this is your situation, please let CMS know (408-559-1977) and we will have our landscapers fix this.

A FEW THOUGHTS ON MAKING A BETTER HOME FOR ALL OF US

] To report lights out or broken sprinklers call CMS on 408-559-1977 or send email to the address below:

-  Report broken sprinklers to **sprinklers@vineyardsofsaratoga.com**. Please include the number of the closest unit.
-  Reports lights out to **lights@vineyardsofsaratoga.com**, stating closest unit number and 4 digit code on the fixture.
-  Clean out the drain from your patio fence to the outside to avoid flooding.
-]** If you can't find a drain, or don't have a drain and need one, please call CMS.
-  Pick up litter as you walk around the Vineyards.
-  Pick up after your dog – always!
-  Help conserve water
-  Replace the spa cover when you are finished.
-  Close gates/doors on pools and Clubhouse when you leave.
-  The speed limit around the Vineyards is 15 mph.
-  All garbage/recycle must be place in provided containers.
-  If your garbage/recycle bins are full, take your garbage bags to another one (we have 10 enclosures).
-  Take cardboard to the large dumpster in garbage enclosure #3 (next to the wall with HWY 85).
-]** Report garbage abusers – call CMS or tell a board member (take pictures of address labels).
-  Please help our new neighbors understand our rules.
-  Be kind and considerate of your neighbors. We live very closely together.

Thanks for your time and effort in making this a better home for all of us!

THE NEWSLETTER AT A GLANCE

Send in your vote in the annual elections
Report broken lights and sprinklers to CMS
DRIVERS PLEASE SLOW DOWN !!!

Annual Meeting – Thursday Feb 12th @ 7:00pm in Clubhouse
Work on HOA document updates continues
Adult **resident** to be present with children in Clubhouse at all times

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 Katleman, Linda George and Paula Camporaso

