



The Grapevine



BOARD OF DIRECTORS

MAR / APR 2015

President	Jim Foley
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Treasurer	Gloria Felcyn
Director	Anna Scicinska
Director	Dave Katleman
Director	Paula Camporaso

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is on Thursday April 9th 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.

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

NEW MONTHLY DUES REMINDER from Gloria Felcyn, Treasurer

April 1, 2015 is the effective date of the new increase in monthly dues from \$435 to \$450. For those of you that are set up on auto pay with your bank, please make sure you notify them of the new monthly payment, in order to avoid late charges. We appreciate and thank you for your cooperation in this regard.

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

OTHER MARCH NEWS

During the March meeting a contractor was approved for the kitchen remodel in the Clubhouse. The Board also voted to purchase a TV for the upstairs lounge. No new Clubhouse rentals will be accepted for dates after May 22nd. The Clubhouse will be closed during the kitchen renovation – more details will be available as dates are finalized.

Looking forward to next month, pool heating will be turned on during April. Also in April, we will have Spring tree trimming and the second gutter cleaning of the season.

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

NEIGHBORHOOD CLEANUP DUMPSTERS

The large Spring dumpsters have been ordered for 15 – 26th May. Please keep all your large unwanted items until then. A list of acceptable items will be posted next month or please look back to our previous newsletters.

Unwanted items should never be left on the ground or leaning against our dumpster enclosures. If an item is "too good to throw away" please donate it to charity, post it on Craigslist, Nextdoor or Freecycle or elsewhere. But DO NOT ABANDON closet doors, flower pots, small pieces or furniture or picture frames in the dumpster area (to name a few of the more egregious occurrences of the last 6 months). The municipal contractors WILL NOT take them away and we are getting charged monthly for cleaning up after those few residents who willfully ignore Vineyards rules.



HISTORY OF THE CONDOMINIUM – part 1

Today about one in five Americans live in a home with some form of associated condo or association fees. Some people love living in a development with an HOA, while others find the idea too restrictive. You may be reading this article as the owner of a condo here at the Vineyards, or you may be doing some research before moving into our community. One thing is for sure, if you are moving here from a single family home, from a large apartment complex, or from overseas, there is a whole new alphabet soup to learn, including PUD, HOA, and CID. How does a townhome differ from a condo? What do I own exactly? How and when did these planned communities start?

CIDs or Common Interest Developments began in the mid-19th century but didn't really gain in popularity until the early 1960s, with the postwar housing boom and expansion of the middle class. As the US began to transform from an agricultural to an industrial society, the spread of commuter rail lines allowed people who worked in a city to live outside that city, and many "railroad communities" grew up along rail stations.

Thanks to the automobile even more people became mobile in the twentieth century. This led to more planned communities around the country. These communities attracted more affluent families and the people who lived in these communities generally shared ideas of how their streetscapes should look. HOAs as we know them today did not really exist; if similar associations existed in any of these early communities, their purpose was often to restrict residency based on race or religion. Pre-1960s HOAs often dictated who could live in which neighborhoods. Those early rules became unlawful under the Fair Housing Act of 1968. As Homeowner Associations started running planned communities, the purpose of CC&Rs and Bylaws evolved from enabling discrimination, to almost entirely economic matters.

The first "modern" planned development was Levittown, built on the site of a potato field on Long Island, off the coast of New York. Builder William Levitt constructed a series of inexpensive but attractive homes that veterans could purchase with low-interest loans guaranteed by the federal government under the GI Bill of 1944. Between 1947 and 1951 more than 17,000 houses were built in and around the original Long Island community. Although Levittown residents were subject to restrictive covenants in their deeds, prohibiting such items as laundry lines in front yards, there was no formal homeowners association.

As suburban living became a more attractive option, other developments were built, albeit on a smaller scale than Levittown. These developments were often more self-contained than the large-scale communities in that they maintained stricter standards regarding the appearance of both the landscaping and the structural appearance of homes. People looking for certain amenities (whether restrictions on pets or rules governing hedge planting) were drawn to these communities and those who sought other amenities looked at other developments.

How do Condos, PUDs and Townhomes differ?

In a Condominium community (like the Vineyards) a buyer owns an individual unit, but not the land it sits on – ownership "stops at the sheetrock" and does not include structural components like walls between adjoining units, roofs and attic areas, or interior load bearing walls. Outdoor areas such as porches, decks, balconies and patios are referred to as "exclusive use common area". A condominium complex may be a high rise city apartment block or a low rise mixed style complex set in generous landscaping, either way, each owner also "owns" a percentage share of the entire property – the building exteriors, land, and facilities. The word "condominium" comes from the Latin for "common ownership", and all owners are charged monthly dues to cover the "common costs" of maintenance, insurance, shared utilities and repairs.

Buyers of a townhome purchase their unit (including external walls) as well as the ground underneath their home. Townhome owners typically also belong to an HOA and pay fees for maintenance of common outdoor areas. Ownership of townhomes may come with such "single-family home type" amenities as garages and small backyards.

In a PUD (planned unit development) the homeowner buys a "lot", like a single-family home, except that this land is within a common area that may be owned jointly by all owners or by an Association (like homes in a golf community).

Each of these types of CID has different legal paperwork and lender regulations for purchase. Ownership is very different to that of a single-family home, both upon purchase and as a resident. *Part 2 to follow in the April newsletter*

OCCUPANCY FORMS AND PARKING PERMITS

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 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 Board meeting or mail it to CMS.**

WHO NEEDS A PARKING STICKER?

All current residents (owners and renters) need a parking sticker for every vehicle kept at the Vineyards, even if it is usually parked in a garage. Non-resident owners are treated as guests, and not eligible for a parking sticker.

Daytime guests do not require any form of 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 any names or unit numbers or phone numbers on this card.

Should a car need to be moved for emergency maintenance or access by landscapers, or the owner traced for any other reason, the management company or board need to know whom to contact.

Please report unauthorized parking (such as HWY 85 car poolers near the main gate) to CMS. Cars parked illegally, in red zones, or generally not in a marked parking space will be ticketed and / or towed at the owners expense.

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.



LANDSCAPING UPDATE

From the Landscape Committee

Plant Containers and Other Objects on Decks and Railings

Our decks and balconies can easily get damaged, especially by water trapped under potted plants. One of the major problems we see is dry rot – it is caused by moisture collecting under plant containers and other decorative objects set directly on the deck surface. If you have plant containers on your deck or balcony, please lift them off the floor by placing them on something that allows air to flow underneath. Home Depot and Orchard Supply carry a number of wooden, clay or plastic products in their nursery departments to help you.

Also, keep in mind that each plant container on a balcony is limited to 100 pounds. In addition to this, the CC&Rs state that the total balcony 'safe weight' limit, including furniture, is 800 pounds.

Although our current documents do not specifically itemize them, any objects that are precariously balanced on a narrow railing present a falling risk to all those people passing next to or below, and are often unsightly. Please refrain from placing any plants or other objects on top of fence posts, and fence or balcony railings.

Citrus Fruit

Our citrus trees are growing quite nicely and are producing more and more fruit. Unfortunately, in the last month we have had a couple of trees stripped of almost all their fruit in one day. Everyone is free to partake of the fruit, however, when you do so, please limit your harvest to a couple of lemons, limes, and oranges etc. Your neighbors also enjoy walking out of their front doors to grab a lemon or lime for their favorite drink or dish. If you need more than a few, please make a trip the local grocery store – Gene's is within walking distance and they would love to provide you with all that you need.



COMMUNITY CORNER

Our Vineyards landscaping is beautiful, but if you enjoy visiting formal gardens, the spring flowers are in bloom at some amazing gardens in this area. Please see individual websites to confirm opening hours and to check admission fees.

Hakone Gardens

Located in the Saratoga hills, Hakone occupies more than 18 acres of chaparral, woodland and manicured Japanese gardens. Hakone is the oldest Japanese and Asian estate gardens in the Western Hemisphere, established in 1915. It is an authentic replica of Japanese Samurai or Shogun's estate garden, designed by one of descendent of the imperial gardening family members. This garden features picnic areas, classes, tea ceremonies, a bamboo park, a cultural exchange center, koi ponds, and much more!

From March to November the gardens are open 10:00 am - 5:00 pm on Weekdays and 11:00 am - 5:00 pm at Weekends. A Public Tea Ceremony is held every third Sunday of the month from April to November, at 12 pm, 1 pm & 2 pm.

Location: 21000 Big Basin Way, Saratoga, CA 95070

Website: hakone.com

Villa Montalvo

Why not visit the beautiful grounds at Montalvo Arts Center. The gardens feature many varieties of plants both native and exotic. A centerpiece is the formal Italianate Garden which features towering Cypress trees, fragrant citrus, and hundreds of white roses. The grounds are also a stunning setting for works of outdoor art. As part of Montalvo's Art on the Grounds program, sculpture, installation, and sound art—both historic and by contemporary artists—are on view for the public's enjoyment year-round. Take a hike on one of the many trails up the hillside for an amazing view of the valley, or have a picnic on the front lawn. The historic Villa is not open to the public **except during paid tours and special events.**

From April 1st to September 30th the opening hours are as follows: 8am - 7pm Monday – Thursday, and 9am – 5pm on Holidays and Friday – Sunday. Dogs are allowed on the upper trails with a leash.

Location: 15400 Montalvo Rd, Saratoga, CA 95071

Website: montalvoarts.org

Filoli

A little further afield in Woodside, but well worth a visit is Filoli. Located 30 miles south of San Francisco, Filoli is an historic site of the National Trust for Historic Preservation and one of the finest remaining country estates of the early 20th century. This remarkable 654-acre property, includes a 36,000 square foot Georgian country house and spectacular 16-acre English Renaissance garden. Explore the house and gardens by yourself or with a guided tour. The gardens feature a Sunken Garden, Lawn Terraces, a Walled and Woodland Garden and a Kitchen Garden. The house is a museum of 17th and 18th century English antiques. Special rooms of interest include the Butler's Pantry and Kitchen with the walk-in safe, the wood paneled library and a stunning Ballroom. There are many educational classes for adults and children. Fun fact: You may recognize the outside of the house as featuring in the opening credits of the 1980's TV show 'Dynasty'.

Filoli is open 10:00 am–3:30 pm Tuesday – Saturday and 11:00 am–3:30 pm on Sundays with last admissions at 2:30 pm

Location: 86 Cañada Road, Woodside, California 94062

Website: filoli.org

THE NEWSLETTER AT A GLANCE

LAST MONTH

Owners complete Vineyards Occupancy Form

Drivers please observe the speed limit

Big pool railing replacement project

No Clubhouse bookings after May 22nd (kitchen remodel)

NEXT MONTH

Board meeting – Thursday April 9th @ 7:00pm

Monthly dues increase to \$450 from April 1st

Pool heating will be turned on in April

Spring dumpsters scheduled May 15th – 26th

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

