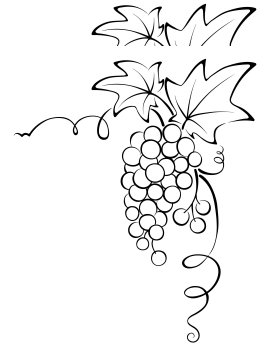




The Grapevine



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



MAY/JUN/JUL 2015

THE NEXT BOARD OF DIRECTORS MEETING

The next two Board meetings are scheduled on **Wednesday** June 17th and **Thursday** July 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.

MAY NEWS

IF YOU HAVE NOT DONE SO YET, PLEASE FILL IN AND RETURN THE OCCUPANCY FORM AND PARKING PERMIT REQUEST TO CMS.

The big pool fence replacement has been delayed – some of you may have noticed that fencing was delivered but unfortunately it was the wrong height. This work will be completed as possible and should take just a few days. Both pools are being heated, the sun is out, and we can look forward to several months of outdoor living! Please read the article on the next page for pool, patio and BBQ grill information and guidelines.

THE RESIDENT HOST MUST ACCOMPANY THEIR GUESTS AT ALL TIMES, WITH A MAXIMUM OF 4 GUESTS PER UNIT. PLEASE DO NOT LEAVE YOUR GUESTS ALONE AT THE BBQ AREA OR POOLSIDE.

Rental of the second floor of the Clubhouse is suspended until the kitchen remodel has been completed. The kitchen committee comprising Gloria, Dave and Paula has been working hard to keep the project moving forward – the new cabinets and granite countertops are on order, and new appliances have been chosen. Other outstanding trim details around the Clubhouse will be completed at the same time as the kitchen remodel.

All the Governing documents now are back with our attorney, after the Board added its amendments. More information will follow shortly on taking these updates and changes to a vote of the membership.

◆ **SAVE WATER** ◆ **SAVE WATER** ◆ **SAVE WATER** ◆ **SAVE WATER** ◆

See page 2 for tips on how we can save water and comply with the recent statewide and local restrictions on water use. Follow the link to the Santa Clara Valley Water District website for further information.

CLUBHOUSE & POOLS

Pool social hours are 10am to 10pm, so make sure that you are very quiet if you like to swim laps early in the morning. Please remember that the Clubhouse and pools are for the use of residents only (accompanied by no more than 4 guests). For insurance reasons children under 18 must be accompanied to the pool by an adult resident at all times. Infants who are not potty trained are **not** allowed in the water even with swim diapers. Please remember to be considerate to other pool users and to neighbors living around our pools – this means avoiding excessive splashing, as well as no running, shouting, screaming or loud music.



Several complaints have been made to the Board that some parents have been observed allowing their children to pee into the bushes or behind the BBQ grill area at the big pool – this is very unhygienic and socially absolutely unacceptable around our community pool – please return home or use the poolside bathroom facilities in the Clubhouse next to the small pool. If you see this ... please report it !!!

THE ADULT RESIDENT HOST MUST ACCOMPANY THEIR GUESTS AT ALL TIMES, WITH A MAXIMUM OF 4 GUESTS PER UNIT. PLEASE DO NOT LEAVE YOUR GUESTS ALONE AT THE BBQ AREA OR POOLSIDE.

BBQ SAFETY

As grill season starts please stay safe and aware of some fire safety concerns.
No fire pits or open flame BBQ grills are allowed on our balconies or patios – if in doubt call Luis Heredia and check before you buy or fire-up.

There is a very large communal gas BBQ next to the big pool for delicious open flame grilling, and a small grill at the clubhouse pool. All residents may use these, but please be prepared to share the space, and to clean the grates and area around the BBQs after each use.

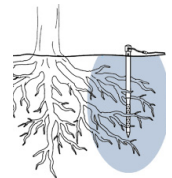


We all need to follow relevant sections of the Santa Clara county regulations for fire safety.

For more information please see: <http://santaclaraca.gov/Modules/ShowDocument.aspx?documentid=5726>.

LANDSCAPING NEWS

Our redwood trees seem to be doing visibly better following two cycles of deep watering treatments. Another two rounds are planned to take us through the dry months: in June/July and again in Aug/Sep. In deep watering, water is pumped directly to the roots of the tree, maximizing the watering benefit, while limiting surface run off and evaporation. In case you are concerned that this will raise our overall community water usage, the water for this treatment is purchased separately and arrives by tanker.



Please Remove All Items from Railings and Fence Tops

from Chris Burns

Our railings and the tops of our fences are often damaged from potted plants, decorative items and weather. One of our major problems is moisture collection under pots, planters and other items thus damaging the paint and wood. In the last year we have gone to great expense to replace and repaint a lot of railings and fence tops. Please refrain from placing anything on railings or along tops of fences to help us preserve them. Thank you.

SAVE WATER

Small actions can add up to huge water savings. If everyone in your household saved 20 gallons a day we'd save more than 13 billion gallons in Santa Clara County alone.

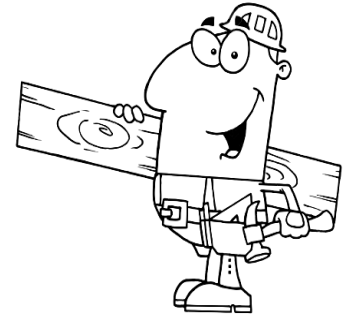
- Shorten your shower by just 5 minutes and you'll save 15 gallons – every time.
- Wait to run the dishwasher and washing machine with a full load.
- Install high efficiency toilets and save 25 gallons a day.

Find more tips and tools at save20gallons.org



DOES YOUR PROJECT NEED PLANNING PERMISSION?

Are you planning to put in a new HVAC unit, Comcast cable, replacement windows, a new skylight, replace carpets with hardwoods, or do a total kitchen or bathroom remodel? Since we live in a condominium community there are restrictions and/or permissions that need to be obtained for certain updates **before** your contractor starts work.



Always check to see if your project needs a) permission from the Board
b) a permit and inspection from the City of Saratoga (see below)
... before you pay a deposit or your contractor starts the work.

Generally anything that affects the outside or structure of the units (which is owned by the HOA) needs to have HOA permission, for example replacement windows. Other projects like a simple “direct replacement” kitchen or bathroom remodel may just require a permit from the city of Saratoga. Architectural Modification Application Forms are available on the Vineyards website <http://www.vineyardsofsaratoga.com/forms.htm>. If in doubt please bring the details of your project to a monthly board meeting or phone Luis at CMS and check. Retroactive permission might not be granted, additional inspections may be required and repairs to remedy or reverse an upgrade can become very costly.

Most common & routine improvements will be signed off without any problem, but they may have some guidelines or restrictions attached. For example, a very common request is for a new air conditioning compressor – since these are located outside the unit in the Common Area, the exact location will need to be determined before permission is granted. Another fairly routine request is for a bathroom wall extractor fan – a recommended schematic is available from CMS. Some projects, like replacement windows, will need to be inspected by the HOA during certain stages of the work.

One of the most common refusals is for hardwood flooring in upper level units, since our CC&Rs state that “no alterations in type of floor coverings may be made which will result in an increase in sound transmission into any other unit ... except in areas where hard coverings were originally installed”. Modifications to the position of internal load-bearing walls are also unlikely to get permission. In the worst case scenario, owners of units which are discovered to have unapproved modifications are asked to correct these unapproved modifications – regardless of whether they or a previous owner put in the updates in question – the CC&Rs state that we, as owners, are responsible for the compliance of our units.

CITY OF SARATOGA FAQs: When do I need to obtain a Building Permit?

“A Building Permit is needed for ... remodeling or other improvements such as ... replacement of windows. Electrical, Plumbing and Mechanical Permits are required for alterations and modifications such as furnace and water heater replacements, new air conditioners ... or the installation of new plumbing, mechanical or electrical fixtures or appliances. Building Permits are the way the City of Saratoga regulates construction to ensure it is safe. Always check with a Building Inspector as to whether a permit will be required.” To read this article in full go to: <http://www.saratoga.ca.us>

THE NEWSLETTER AT A GLANCE

Owners must complete Vineyards Occupancy Form	Board meetings – Wed June 17 th & Thu July 9 th @ 7:00pm
Drivers please observe the speed limit of 15 MPH	No open-flame grills or fire pits on patios and balconies
Big pool railing replacement project delayed	Please read pool and BBQ info and guidelines
No Clubhouse bookings during kitchen remodel	Resident must accompany pool guests (max 4)

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

