



The Grapevine



BOARD OF DIRECTORS

JUL/AUG 2015

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

VINEYARDS WEBSITE

www.vineyardsofsaratoga.com

- Monthly newsletter
- HOA forms and documents
- Bylaws, CC&Rs, Rules and Regs
- 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

Security (Frank H) 408-806-0729

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



THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on Thursday Aug 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.

JULY NEWS

Save the date: Vineyards Summer Pool Party at 4PM on August 22nd. Please see over the page for more details of this annual community event.

The Board would like to thank Paula Camporaso (Board member and newsletter committee member) and Linda George (newsletter committee member) for their time and all the volunteer work they did in our community. We wish them all the best as they move out of the Vineyards.

If you have not done so yet, please fill in and return the **Occupancy Form** and Parking Permit Request to CMS. So far 105 out of 165 households have submitted forms and been issued new parking permits. Let's get this process completed before the end of the summer to make it easier to identify vehicles that should not be parking in the community.

Last month Head of Security, Frank Hedges, had four vehicles towed, including HWY 85 car poolers who used The Vineyards as a parking lot. Please report suspicious or abandoned cars to Frank at 408-806-0729.

Rental of the second floor of the Clubhouse as well as use of the Clubhouse is suspended until the kitchen remodel has been completed. We are currently waiting for inspections from the city of Saratoga, as well as for Comcast and First Alarm to complete work necessary for an update of our security camera system.

We recently had the fourth instance of a USPS mailbox break-in at the Vineyards. Unfortunately, as seen in recent posts on the community website Nextdoor, this has become a problem throughout Saratoga.

See the article on the next page for more information.

MAILBOXES

In the past year and a half we have had 4 USPS mailbox break-ins, where thieves have used a crow bar to open the back of an entire stand of mailboxes. This is an alarming development because it not only inconveniences all the residents concerned, who are forced to pick up their mail from the Saratoga USPS for a number of weeks; but also increases the risk of identity theft, if thieves are looking for financial correspondence rather than valuables. The Board discussed various options at the July meeting from upgrading to stronger mailboxes to a new centralized location for the mailboxes.



Please come to the August meeting with your suggestions, as we will continue to discuss and explore how we can improve the situation for our community and what steps we can take to try and prevent recurrence of this problem. In the meantime, please photograph any suspicious people or cars in the area of our mailboxes and forward photos to CMS. If you witness any criminal activity, call 911 or report any suspicious behavior to the Saratoga Sheriff at 408-299-2311.

VINEYARDS POOLS

Our poolside facilities are primarily for the enjoyment of residents and we need to remember that our monthly dues pay for the cost of maintenance and insurance for our community pools. For the sake of security, do not open the gate for strangers. This summer several unknown people have been challenged, including a woman with children in tow who asked for the gate to be opened for her – according to her “a resident friend” had told her there was “a nice swimming pool in the Vineyards” but she refused to give the name of her friend and left in a huff. Unfortunately for her she chose to ask President of the Board Jim Foley to open the gate! If we see the need to conduct random identity checks, please be prepared to give your name and unit number to a Board member.

NEVER LEAVE YOUR GUESTS ALONE IN THE BBQ AREA OR POOLSIDE. MAXIMUM OF 4 GUESTS PER UNIT.
☺ ☺ ☺ ☺ **RESIDENT HOST MUST ACCOMPANY GUESTS AT ALL TIMES** ☺ ☺ ☺ ☺

Up to four guests are welcome – along with their resident hosts. It is essential that residents do not “lend” their clubhouse/pool fobs to unaccompanied guests – even to immediate family if they are non-residents – please share their joy and go to the pool *with* your grandchildren ☺. Repeat violations may result in fines or suspension of pool access.

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. For insurance reasons minors should be accompanied at 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. Large inflatables (boats and floats) and water pistols are not friendly to other users of the pool, and should not be used in our pool areas.

POOL HEALTH AND SAFETY CONCERN



*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 a 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 full cost of any professional cleanup required will be charged directly to the parent / unit owner.*

BBQ SAFETY

During grill season 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>.



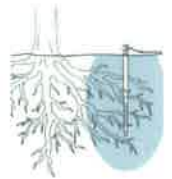
SUMMER POOL PARTY

The Summer Pool Party for Vineyards residents will be held at **4 PM on Saturday August 22nd**, at the big pool. We will be serving chips & dips, burgers, hot dogs, veggie-burgers, salads and watermelon. Please bring a bottle of your favorite summer drink and a dish (sweet or savory) to share – additional beer, wine, appetizers and desserts are always welcome!

Volunteers are needed to help with the event. Please contact Anna Scicinska at the August board meeting or email newsletter@vineyardlane.org and indicate if you'd prefer to help with set-up, BBQ or cleanup. Further info and a sign-up sheet will be posted at the big pool closer to the date of the party.

LANDSCAPING NEWS

The landscaping committee has begun deep watering of the Chinese Elm along with our Coastal Redwoods. During this growing season, one further cycle is planned around August or September. 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 drought water usage, please be reassured that the water for this treatment is purchased separately and arrives by tanker.



Please keep children and dogs out of the Koi pond and fountain pools. This is a health, safety and insurance issue. According to our pool man, the concrete edges of some of the fountains are getting wobbly. In the medium to long term we are looking at replacing them (once the drought situation is resolved), but in the short term it is potentially dangerous to allow children to climb into the fountains or onto the stone edging. Dogs are not allowed in any pond or fountain.

BALCONY RAILINGS AND FENCE TOPS

Please refrain from placing anything on balcony railings or along tops of fences to help us preserve them in good repair for longer. Last year we replaced and repainted a lot of railings and fence tops at great expense. Our railings and the tops of our fences will get damaged if potted plants and decorative items are placed on top. The moisture collecting under pots (planters and other items) causes the paint to bubble up and the wood underneath to rot.

In addition to this, please do not hang rugs, towels, swimwear or any other items over your balcony railings to dry. Firstly, this looks very unsightly to everyone around you. Secondly, hanging items over railings is prohibited by our current governing documents and will still be prohibited in the updated documents the board is working on currently. If you wish to dry items outdoors, please use a drying rack in such a way that is not visible from outside your unit. In recent months CMS has sent several warning letters and will issue fines for any repeat offences.

DUMPSTERS – THIS ATROCITY HAS TO STOP !!!!



This shocking photograph was taken in one of our dumpster enclosures this weekend.

We have all been dismayed and annoyed by a similar scene. Recently it's happening too often. *Who exactly do the people responsible for this think is supposed to clear up their mess?*

The garbage truck operators will not service our dumpster enclosure when it looks like this.

All garbage must be disposed of **INSIDE** the dumpsters. If the lid on a dumpster does not close it is **OVERFILLED** and garbage needs to be taken to another dumpster which does have space.

Large quantities of cardboard moving boxes need to be flattened and placed in large capacity dumpster #3 by the wall with HWY 85. Nothing should be left on the floor of an enclosure.

STOP! READ THE RULES! BE A GOOD NEIGHBOR!

NO !

NO !

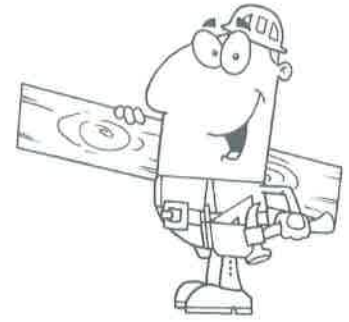
NO !



CARPET...KITCHEN...BATHROOM...ELECTRICAL ...DOES YOUR PROJECT NEED PLANNING PERMISSION?

Ask CMS or the Board. Friends and neighbors, however well meaning, may give you very costly and bad advice.

In a condominium community there are restrictions and/or permissions that need to be obtained for certain upgrades **before** your contractor starts work, as well as permits from the city of Saratoga. If you are planning to put in a new HVAC unit, electric car charging station, Comcast cable, replacement windows, new skylight, replace old carpets, or do a kitchen or bathroom remodel read on...



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 upgrade 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 to reverse an upgrade can become very expensive.

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 issues is installation of hardwood flooring in units. Our CC&Rs state that "no alterations in type of floor coverings may be made", so carpet should be replaced with carpet. Modifications to the position of internal load-bearing walls are also unlikely to get permission. In the worst case scenario, owners of units found 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

Drivers please observe the speed limit of 15 MPH

Please read pool and BBQ info and guidelines

No Clubhouse bookings during kitchen remodel

Next Board meeting – Thu Aug 13th @ 7:00pm

Vineyards Pool Party – 4PM on Sat Aug 22nd

No open-flame grills or fire pits on patios and balconies

Resident must accompany pool guests (max 4)

NEWSLETTER

A very warm welcome to all new members of the newsletter committee. Volunteers to write or edit always welcome. Articles from residents are published in the next newsletter to go to print – to contribute to future newsletters please contact Anna Scicinska at newsletter@vineyardlane.org. Anna Scicinska, Dave Katleman, Carole Lunny, Linglin Niu.

