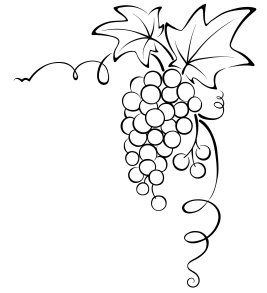




The Grapevine



BOARD OF DIRECTORS

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



AUG/SEP 2015

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on Thursday Sep 10th at 7:00pm.

The agenda for all board meetings is posted in advance at the entrance to the Clubhouse. 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. Monthly meetings are open to all unit owners.

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.

AUGUST NEWS

If you have not done so, please fill in and return the Occupancy Form to CMS. To date 115 out of 165 households have returned forms and were issued new parking permits. At the beginning of August leaflets were placed on cars parked at the Vineyards without a visible parking sticker. Did you notice the bright yellow notices or did you find one under your windshield wiper? Help us get this process completed before the end of the summer and make it easier to identify vehicles belonging to members of our community. If you have dark tinted glass in the back window place the sticker on your windshield – it needs to be clearly visible from outside.

The board has investigated and considered several reports of improper garbage disposal (mainly large cartons that are not flattened) and in some cases unit owners have been fined under §10.09 of the CC&Rs. Such fines may run to several hundred dollars. A big thank you to the residents who bring these issues to the attention of CMS and the board.

SUMMER POOL PARTY

The annual BBQ for all Vineyards residents starts at 4 PM on SATURDAY AUG 22nd at the Big Pool

MENU: chips & dips, burgers, watermelon

POTLUCK: Please bring a dish for all to share – an appetizer, side or dessert, and a bottle of your favorite soda, beer or wine

RSVP – a sign up sheet is hanging up at the big pool

To volunteer to help with set up, grill and clean up please email Anna S at grapevine@vineyardsofsaratoga.com



DOGGY CORNER



Thank you, thank you all dog owners for scooping those poops!

Good news! Looking back to some of the newsletter articles written in the last couple of years, a recurring theme was the reminder for residents to pick up after their dog. Recently, we are seeing almost no unscooped poop – fingers crossed – long may this continue! We still need to be mindful and tell our dog walkers and new neighbors to do the same. It is a city of Saratoga ordinance and a Vineyards Rule. Pick it up. Always.

A Good Neighbor Reminder from Landscape Committee member Laurel Smith, Vineyards homeowner since 1986 and dog owner 2001-2014

AN OUNCE OF PREVENTION ... Dog urine contains large amounts of nitrogen at a concentration that burns grass; this is why we see brown, dead spots on our Vineyards lawns. New turf for these areas has been a big annual expense. There are several ways to prevent “Fido” from committing this unsightly problem, many of which you can find online; there are snacks that lower the pH of your dog's urine and products to treat the soil and brown spots.

There is also a much better and much cheaper solution. We know that repeatedly walking your dog on the same grassy route promotes re-burning of damaged spots. The most helpful action you can take in consideration of your neighbors and respect for yourself and your surroundings is to guide your dog to urinate in the leaf litter by the creek or in the unplanted dirt. While it may take some training to break old habits, doing this will be appreciated by all Vineyards residents and will reduce the repeated repair costs currently imposed on all homeowners.

Our Neighborhood Dogs ... A “Paws’ For Thought

 from Anna Scicinska, dog owner

Some of the neighborhood dogs are already good canine citizens and very friendly, whereas other dogs like my own are still in the process of being socialized and trained. This is a task that can take a long time, especially with a rescue dog. When you say “hello” to a dog owner we may sometimes appear to ignore you; this is not because we are being rude, but because we are training our dogs not to react to people or to other dogs.

We recently had a very scary incident when a boy on a tricycle came up very fast from behind, and actually wanted to pass right between my husband and our dog, which startled the dog. Not surprisingly she reacted by barking very loudly. The parent, way off in the distance, did not seem the least bit concerned about prevention or intervention.

Please ask a dog owner if it is OK to approach or pet their dog and remind children to **always** do so too – it is not a good idea to assume that any dog can be readily approached. Dog owners know that some dogs can be more skittish than usual when they are on a lead. Warn children never to run up to a dog and to approach all unknown dogs with caution.

On the flip-side we dog owners must play our part in this too. Some people are frightened of dogs. All dogs! Even if our darling little fluff-ball weighs only 6 pounds, not everyone wants it to say hello to them, or to be jumped on and have their legs clawed. Please reel in those retractable leashes as you approach others. If your dog has some anxiety issues, please be sensible and avoid possible confrontations – with so many paths to choose from at the Vineyards it is really easy to turn off on a side path when you see someone else in the distance.

Let's always be aware of and considerate of all our neighbors, human and canine alike.



From the Vineyards Rules and Regulations

- Maximum of two pets allowed per unit
- Dogs should never be left unattended outdoors (on a balcony or patio with the access door to unit closed)
- Dogs must be on a leash in the Common Area
- Other than Service Animals, dogs are not allowed in the Clubhouse or pool areas
- Always pick up after your dog

Dog owners should check the CC&Rs and Vineyards Rules & Regs for other rules relating to Household Pets. Some of the current rules may be subject to changes when the governing documents are updated.

FOCUS ON SECURITY – excerpts from recent posts on website NEXTDOOR from the Santa Clara County Sheriff

PHONE SCAMS Never reveal or confirm any personal information to an unknown caller!

The Sheriff's Office West Valley Patrol Division would like all of our residents to be aware of recent telephone scams that have occurred over the last few months. These scams have the potential of costing the victims thousands of dollars and contrary to popular belief, they do not just target the elderly; they target everyone indiscriminately.

The most recent scams involve receiving a phone call from someone claiming to be an "Agent" of the IRS, Immigration Service or even the local Law enforcement. They claim that the victim owes money for back Income Taxes, Immigration Taxes or fines for missing Jury Duty. They demand the victim pay or else the local police will be sent to "Arrest" them. In order to help protect our residents, the Sheriff's Office offers the following tips and information:

- 1. Law Enforcement does not require anyone to pay fines or penalties over the phone, nor will they contact you to do so using pre-paid credit cards or wire transfers.*
- 2. Any legitimate fines or fees are paid in person at one of our stations, or at Clerks Offices at County Courthouses.*
- 3. If money is legitimately owed to the Federal Government, it should not be a surprise to you and the first contact you have will not be a demand for payment.*

If you have any questions you can email WVAdmin@sheriff.sccgov.org

GARAGE & VEHICLE SAFETY REMINDER *The SCC Sheriff's Office would like to remind residents to lock their vehicles and close their garage doors before going to bed at night. Most of the time, theft is a crime of opportunity. The Sheriff's Office advises residents to:*

- 1. Lock vehicle doors*
- 2. Never leave valuable items in vehicles*
- 3. Ensure that garage doors are closed and secure before heading to bed*

In addition to the hints given by the sheriff above, please recall that the Vineyards CC&Rs prohibit leaving garage doors open for an extended period of time for several good reasons.

Section 10.15 *"Garage doors shall be maintained in a closed position except as necessary to permit ingress and egress of vehicles or to provide ventilation when the resident is in the garage area. Garage doors shall be deemed closed ... if open no more than 24 inches".*

The obvious reason is that leaving garage doors wide open encourages and enables crimes of opportunity – we do not want the Vineyards to be a magnet for drive-by opportunist thieves. Secondly, open garage doors are not an attractive look, either to live next to or to walk past. Lastly, open doors allow both pets and pests to enter – neither do we want to inadvertently lock our neighbors pet cat in our garage, nor do we want to encourage other four legged opportunist to seek out stored food. The dried out Saratoga creek is quite the critter superhighway this summer – we have smelt skunk, and seen raccoons, coyotes and even deer. Some residents leave garage doors cracked for ventilation during the day; just remember to close up at dusk to keep both two legged and four legged foragers out of your garage.

Better still, while there are people actively looking for criminal opportunities in the area ... close your garage!

Just last week the Sheriff recovered a stolen bicycle that was abandoned next to a unit in the 19600s; it may have been used for a quick getaway from a crime committed somewhere else. Some of our mailboxes were targeted for theft recently (see the July 2015 newsletter). In June the Police arrested a couple of thieves exiting the Vineyards. A resident from the 19500's wrote on Nextdoor in June "I had the police come to my door earlier today. They caught a couple guys coming out of the Vineyards with some stuff in the back. Two sets of golf clubs, a lot of children's baseball gear and the real estate flyer for my house. The Police said these two gents were going to jail."

Take sensible precautions. Lock doors and windows. Never leave valuables, bags, backpacks or electronics in view on the seats, floor or parcel shelf of your car. Stay connected – the website **Nextdoor** currently has 61 Vineyards members; it is a good way to hear local stories that may not make it into the newspapers. Warnings aside, Saratoga's crime rate is among the lowest in the country, making this one of the safest places to live. Let's keep it this way – report anything that looks suspicious to Vineyards Security and any observed crime in progress directly to the Sheriff.



NEIGHBORHOOD WATCH Citizens working together in cooperation with Police can fight crime in their neighborhoods the most effective way – before it begins!

CALLING ALL DETECTIVES ... BE VIGILANT



Continuing this month's focus on Security, some internal issues are making life a lot less pleasant and even presenting a danger for other residents. We take pride in our nice facilities, and we all share the cost of maintaining them via our monthly dues; so if you see our facilities being used by outsiders or misused by residents, please take a photo your cell phone and email it with the time and date to CMS.

While some of these issues are merely annoying, others cost the HOA a lot of money in expensive same-day call-outs. When the persons responsible are known, in addition to a fine, the entire cleanup cost is passed on to the relevant unit owner as a special assessment.

Shards of broken glass were found on the concrete around the small pool one morning last week after a group was observed drinking from glass beer bottles the night before. This is both irresponsible and dangerous. Always use plastic or acrylic shatterproof drinking glasses poolside. Drinking from containers made of glass is prohibited at our pools. It should be safe to walk on the pool deck barefoot, without fear of stepping on broken glass. Everyone please be watchful, especially parents of small children, and report broken glass immediately. If possible take a photo of those responsible for causing a hazard to others and report it to CMS. Recently, we wrote about parents who allowed their children to urinate on the pool deck. In both cases, part of the pool area may have to be closed for professional cleaning; if glass is found in the water, the hot-tub or pool may need to be closed and drained. Keep the pool area clean! Keep the pool area safe!

Both pools are secured by electronic fob entry so please do not open the gate for other people, strangers in particular. First Alarm keeps a record of key fob use and residents are held responsible for all those who enter using their fob. This summer non-Vineyard residents have attempted to gain access to our pools several times. All residents need to get their own key fobs for the clubhouse and pools from CMS. Do not let your visitors or neighbors "borrow" your key fob.

Smoking is permitted only beyond the central line on the perimeter road. The Vineyards has a no smoking policy that includes all units, patios and balconies. Please inform your visitors and contractors of this rule. There are two areas where smokers are currently littering by dropping cigarette butts – in the corner by the landscaping storage next to the 19300s and in the Common Area next to the Clubhouse – this is just nasty. All cigarette butts must be picked up!

Please flatten cardboard delivery and moving boxes. If they are too big to fit easily **inside** a blue recycle bin, take cartons to dumpster enclosure 3 and put them **inside** the recycle dumpster. Furniture is not a recycle item – please wait for the special dumpsters that arrive for a week every May and October. The board is actively pursuing those who dump items that require an additional collection service (like chairs and bookcases); as well as those who leave unflattened boxes outside the dumpster enclosure, on top of the dumpster lids, or pile them up on the ground.

We regularly tow abandoned cars and cars of HWY 85 car-poolers who use The Vineyards as a parking lot at the owner's expense. Vineyard Lane is a private road for the use of residents and their invited guests, contractors or service providers. Please report suspicious or abandoned cars to Security – call Frank at 408 – 806 – 0729.

Ultimately, if non-budgeted expenses become frequent enough to cause our annual maintenance costs to exceed our budget, then our monthly dues will have to rise to cover this. Be vigilant. Report those responsible so those few who cause these problems pay for their actions. Report those responsible so the majority of us do not have to pay more \$\$\$.

THE NEWSLETTER AT A GLANCE

Vineyards Pool Party – 4PM on Sat Aug 22nd

Owners must complete Vineyards Occupancy Form

Resident must accompany pool guests (max 4)

Please note that there is a new email for the newsletter: grapevine@vineyardsofsaratoga.com

Next Board meeting – Thu Sep 10th @ 7:00pm

All cigarette butts must be picked up!

Do not drink from glass at the pools

NEWSLETTER

We welcome your input into the Grapevine newsletter. If you are interested in joining the newsletter committee or contributing an article please contact Anna Scicinska by email at grapevine@vineyardsofsaratoga.com. Letters and articles submitted by residents will go into the next newsletter to go to print.

Anna Scicinska, Dave Kadleman, Carole Lunny, Linglin Niu

