



# The Grapevine



## BOARD OF DIRECTORS

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

## VINEYARDS WEBSITE

[www.vineyardsofsaratoga.com](http://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](mailto: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](mailto:lheredia@communitymanagement.com)

Security (Frank H) 408-806-0729

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



SEP/OCT 2015

## THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on Thursday Oct 8<sup>th</sup> 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.

## SEPTEMBER NEWS

**Please keep a look out for an important letter from the Board of Directors to all Owners and Residents.**

If you have not done so yet, please fill in and return the Occupancy Form to CMS. To date almost 130 out of our 165 households have submitted forms and been issued new parking permits. Help us get this process completed as soon as possible to make it easier to contact all residents in case of an emergency and to identify vehicles that belong to members of our community. If your back window is heavily tinted, please put the blue sticker on your windshield, the sticker number needs to be clearly visible.

Both swimming pools will be heated through October weather permitting. The Clubhouse kitchen is awaiting its final inspection by the City of Saratoga in mid September. Once this is done we can look forward to resuming full use of the clubhouse facilities. The fall gutter cleaning is expected take place immediately after the first rain of the season.

## FALL DUMPSTERS

It's time to **gather** your bulky giveaway items for the two large dumpsters scheduled **October 23<sup>rd</sup> to November 2<sup>nd</sup>**. Twice a year the Vineyards provides larger dumpsters for convenient disposal of unwanted oversized items – old furniture, moving boxes, construction wood – no paints, oils, computers, tires, toxic or flammable materials please.

☺ **Flatten all cardboard boxes and put them inside the dumpster** ☺

In the meantime, please do not fill the dumpsters to overflowing, and use another dumpster if the closest one is full. Vineyards dumpsters are for residents only – contractors must haul all construction trash away.

☺ **Dumpster #3 (hwy 85 wall) has extra capacity for larger items** ☺

## POOL PARTY

Thank you to everyone who attended the Pool Party last month and made it such a successful event; and an additional thank you to all who volunteered their help with the set up, grilling, and cleanup. About fifty residents attended, with a good mix of old and new faces. The weather was perfect, the potluck appetizers, salads and desserts were delicious, and our laughter and animated conversations carried on into the evening.

Our next official social event will likely be the annual December Holiday Party at the Clubhouse. Vineyards socials are open to all residents and are a great way to get to know more of your neighbors.

## GARBAGE ISSUE OF THE MONTH – MORE EYESORES



***If you are responsible for the any of these items – two office chairs, a filing cabinet, and a wooden headboard – that have been abandoned by dumpster #3, please remove these items until the neighborhood cleanup dumpsters arrive, and kindly dispose of your trash properly. How? See page 1.***

***Here is a hint! Twice a year in May and October The Vineyards organizes cleanup dumpsters, one next to dumpster # 3 and one on the perimeter near the 600s. Please ... wait for the large cleanup dumpsters to dispose of your unwanted furniture !!!***

## GOVERNING DOCUMENT UPDATE

by Anna Scicinska, Grapevine Editor

The Board has reviewed and sent the latest draft of our new governing document back to the HOA attorney Jeff Barnett for final edits. Throughout this process, which started in the summer of 2014, the discussion meetings of the Governing Document Committee (comprised of the Board plus two Members) have been open to the Membership; many people have shown interest and asked questions, and a few have attended our meetings. Once the documents are considered complete, they will be made available to the membership to discuss at special forums; after that, a vote of the membership will be taken.



Most of the updates in the Bylaws and CC&Rs are as a direct result of the 2014 Davis-Stirling\* act; these are changes that are mandated by law and we had to incorporate them. Some changes were otherwise mandated, for example, those necessary for The Vineyards to comply with FHA certification requirements. A few other updates were made to enable the HOA carry on with its primary role, to maintain our Properties, enhance our quality of life, and protect our property values. Daily life has changed since the Vineyards documents were first drafted in the early 1970s and revised in the 1980s; some sections of our documents needed updating to include guidelines on, for example, roof mounted solar panels or electric cars charging points, and the use of modern communication technologies (email, internet, websites).

Whether you recently bought a property in The Vineyards, are a renter, or would like some more information now, please look at the articles in the Grapevines from October to December 2014. These are available on the Vineyards of Saratoga website – on the homepage menu click on “Newsletter/Grapevine” for current and archived newsletters. These articles covered such useful topics as: what governing documents do we need to change and why, what is the Davis-Stirling Act and how does it apply to the Vineyards, what can we do to protect property values through our CC&Rs and Operating Rules. Also, in the March and April 2015 Grapevines we have a couple of articles on the history of common interest developments (condos, townhouses etc...) and the history of housing associations (HOAs) in America. While these articles provide a helpful overview Davis-Stirling, a good source of additional information is The Educational Community for Homeowners (ECHO) <http://www.echo-ca.org/article/what-you-need-know-new-davis-stirling-act>.

In summary, there will be at least one special forum meeting later this year for Owners to get additional information and to ask questions prior to a vote. The Board appreciates your good will and patience, and we hope you appreciate how hard we have worked on behalf of all of us throughout his important effort. We hope that these updated 2015 documents will see the Vineyards through at least the next 20 years!

\* *The Davis–Stirling (Common Interest Development) Act is the popular name of the portion of the California Civil Code beginning with section 4000, which governs condominium, cooperative, and planned unit development communities in California.*

## FOCUS ON EMERGENCY PREPAREDNESS – WHAT TO GRAB IN AN EMERGENCY

Our September local newspaper headlines have been dominated by the Valley and Butte Fires. While these catastrophic wildfires have destroyed homes and displaced families over a hundred miles away, they highlight an important issue – just what we should take with us if we were subject to an emergency evacuation.

Good Morning America's financial contributor Mellody Hobson suggests the following as essential:

- photo identification (driver's license and passport)
- a recent utility bill (to validate your home address)
- a combination of cash and at least one credit card (for emergency purchases or hotel accommodation)

In addition to this, **ready.gov** suggests you create a paper copy of the contact information for your family to keep in your Emergency Kit that includes:

- phone numbers (work, cell, office, schools)
- emails and social media contacts
- details of medical facilities, doctors, and service providers.

You may also want to identify small irreplaceable items of sentimental value, in case you have time to pack and prepare. It is a good idea to have photos of your possessions, should you ever have to make an inventory for an insurance company. Simply go through each room in your house and your closets, and snap pictures of all your possessions. (For the full article see: [abcnews.go.com/GMA/MellodyHobson/story?id=3766860](http://abcnews.go.com/GMA/MellodyHobson/story?id=3766860))

**Ready.gov** includes the following in their guidelines specifically for evacuations:

- Plan places where your family will meet, both within and outside of your immediate neighborhood.
- Keep a full tank of gas in your car if an evacuation seems likely. Take one car per family to ease road congestion.
- Choose several destinations in different directions so you have options in an emergency.
- Follow recommended evacuation routes. Do not take shortcuts as they may be blocked.
- If you do not have a car, plan how you will leave – make arrangements with family, friends or local government.
- Listen to a battery-powered radio and follow local evacuation instructions.
- Take your pets with you. Plan *how* you will care for your pets in an emergency\*.
- Take your emergency supply kit.

If time allows:

- Call or email the out-of-state contact in your family communications plan. Tell them where you are going.
- Secure your home by closing and locking doors and windows.
- Unplug small electrical equipment, but leave freezers and refrigerators plugged in unless there is a risk of flooding.
- If you are instructed to do so, shut off water, gas and electricity before leaving.
- Leave a note telling others when you left and where you are going.
- Wear sturdy shoes and clothing that provides some protection.
- Check with neighbors who may need a ride.

Some of our Vineyards residents have completed CERT training. Managed by the local Fire Department, Saratoga CERT trains volunteers in basic disaster response skills. See the Emergency Preparedness article from the February 2015.

\*Our pets depend on us for their safety and wellbeing. Pet owners should be aware that most public shelters only allow service animals. For more information visit the Humane Society of the United States [www.HSUS.org](http://www.HSUS.org) or **Ready.gov**.

## VINEYARDS OF SARATOGA WEBSITE

Have you visited the Vineyards website recently? It contains a lot of useful information. It would be nice to have some newer photos for our gallery – please share your favorite photos of our common area and recent social events.

- calendar – monthly meeting dates, social events
- official information – a copy of all of our governing documents – Bylaws, CC&Rs, Rules and Regulations,
- archive information – Grapevine newsletter, minutes of board meetings
- HOA forms – auto-pay of monthly dues, architectural permission, cable permission etc...
- Buyers and seller – a page of useful information for new owners, tenants and sellers
- Vineyards – map, history and photo gallery
- local info – nearby attractions, history of Saratoga
- contact details for Association Manager at Community Management Services (CMS)

## CLUBHOUSE UPDATE

The final phase of the clubhouse remodel, the construction of the new kitchen, has been completed. As we go to print, we are still waiting for a date for the final inspection by the City of Saratoga; this is expected to be mid to late September. By the start of October we can look forward to resuming full use of the Vineyards Clubhouse facilities.

During construction, the footprint of the kitchen was extended, and an open two-tier counter has replaced the old small serving hatch. The kitchen has been finished with new stainless steel appliances and granite counter tops. While the overall look is very clean and modern, the wooden cabinets match the existing rustic decor of the building. More electrical outlets were added to facilitate the use and convenient placement of small appliances. The Board chose a vinyl floorcovering with a stone slab pattern, to be soft underfoot and easy to keep clean.

Many thanks to Jim, Gloria and Dave for the time they spent on design and project liaison.

This will be an excellent facility for Vineyards social events. It is spacious enough to cater for a party or family gathering of 25 people, for those renting the upper floor of the clubhouse.



Rentals of the upper floor will resume as soon as the clubhouse reopens. Upper floor rental includes use of the upstairs outdoor deck area, and access to the bathrooms on the lower floor. Neither the lower floor recreational facilities (pool table, table tennis and gym) nor the outdoor facilities (swimming pool, spa and BBQ grill) are included in a rental; these facilities will remain available for other residents to use. The maximum number of people is 25. All rental inquiries including cost, available dates and requests for a rental application form should be made to Luis at CMS.

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## THE NEWSLETTER AT A GLANCE

### THIS MONTH

Important letter from the Board being mailed – please read  
Owners must complete Vineyards Occupancy Form  
Clubhouse kitchen work completed

Please note that the new email for the newsletter is [grapevine@vineyardsofsaratoga.com](mailto:grapevine@vineyardsofsaratoga.com)

### NEXT MONTH

Next Board meeting – Thu Oct 8th @ 7:00pm  
Neighborhood cleanup dumpsters Oct 23rd – Nov 2nd  
Gutter cleaning will take place after first fall rain

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## NEWSLETTER

We welcome all input into our Vineyards newsletter. If you are interested in joining the newsletter committee or contributing an article please contact Anna Scicinska by email at [grapevine@vineyardsofsaratoga.com](mailto:grapevine@vineyardsofsaratoga.com). Letters and articles submitted by residents will go into the next newsletter to go to print.

Anna Scicinska, Dave Katleman, Carole Lunny, Linglin Niu

