



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



OCT/NOV 2015

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on Thursday Nov 12th 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.

OCTOBER NEWS

The Clubhouse has passed the last required inspection and is open.

The swimming pool heater will be turned off for the season at the end of this month. The spa will remain in operation throughout the cold months.

In anticipation of 'El Nino' bringing heavier than usual seasonal rains, please check the drains under your patio walls, and clear leaves or other debris that could cause your patio to flood. Also, make sure that the level of dirt up the walls in your patio area is below the reglet (the groove in the wall that marks the level for a waterproof membrane / flashing).

Two cars were towed last month, one was left on the perimeter in the 100's by a Highway 85 car pooler, and the second one was parked in the 200's in front of a garage door blocking a fire lane. Although it is not marked with red paint, garage access is part of the fire lane. Unless you are actively loading or unloading, cars left outside must be in a marked parking space. Please note: when we have no contact information, cars that need to be moved for emergency maintenance are towed at their owners' expense. Sooo ... if you have not done so, please fill in and return the Occupancy Form to CMS. New owners / renters please note that this form is available on the Vineyards of Saratoga website. Help us complete this process – make it easier to contact residents in case of an emergency and to identify vehicles that belong to members of our community. If your back window is tinted, put the sticker on the windshield, so the number is clearly visible.

The fall dumpsters are scheduled for October 23rd to November 2nd.

For more information on items you can throw in please see the next page.

Focus Bank (the bank that processed our monthly dues) has been taken over by Heritage Bank. You do not need to make any adjustment to your automatic payments. If you have not yet automated your monthly dues please consider doing so; it saves you time, mailing costs, and avoids interest charges should your payment by check fail to clear on time.

Save the date – the Holiday Party is on Saturday December 5th at 4PM in our Clubhouse. Please see over for more information.

SUPER BOWL 50 AND THE VINEYARDS

Our HOA rules strictly prohibit short-term rentals – this includes Airbnb or other similar vacation rentals.

Vineyards rules prohibit short-term rentals. Many folks are starting to make plans for the Super Bowl in Santa Clara next spring. This message is a reminder, just in case the thought crossed your mind to look into renting your unit or a spare bedroom to visiting football fans. Our rules do not allow short-term rentals, through Airbnb, any other vacation company, or by private advertisement. The Vineyards of Saratoga does not allow any form of transient occupancy of its units.

San Jose Mercury News Super Bowl 50: Bay Area residents hope to cash in by renting out their homes

We're still months away from kickoff for Super Bowl 50 in Santa Clara, but the VACANCY signs are already popping up like mushrooms all over the Bay Area ... scores of residents of the Bay Area hosting the big game are jumping into the hospitality business, using sites like Airbnb and VRBO.com to rent out homes and spare bedrooms to the football faithful coming to town.

The Vineyards is a privately owned community and we pay monthly homeowner dues to maintain a good quality of life, and quiet enjoyment of our homes and our community. Anyone found to be renting their property commercially in this manner, and willfully ignore our rules, will be fined to the fullest extent possible under our governing documents.

But wait! Before you jump to the next article, here is some good news for everyone ... other than those lucky enough to have tickets for the game.

Save that date! Several months ago the Board approved a large screen TV set for the Clubhouse. The Clubhouse will be unavailable for

private rental on February 7th, because we will have a Vineyards of Saratoga Super Bowl potluck party open to all residents of the Vineyards. Which teams will play is uncertain. What is certain is that we will all watch a great game!

SUPER BOWL 50

Super Bowl 50 is set to take place at Levi's Stadium in Santa Clara, California, home of the San Francisco 49ers on Sunday, February 7th, 2016. For the first time in Super Bowl history, the game will be branded with the Arabic numeral 50 instead of the Roman Numeral 'L'.



FALL DUMPSTERS

Twice a year the Vineyards provides larger dumpsters for convenient disposal of unwanted oversized items. It's time to gather your bulky giveaway items for the two large dumpsters scheduled October 23rd to November 2nd. Get rid of rickety old furniture, bed frames, mattresses and blankets, moving boxes, construction wood, curtains and blinds, and such.

These dumpsters are for the use of Vineyards residents only. If you see any outsiders or contractors dumping stuff, please report their vehicle license plates to CMS or better still take a photo.

Do not use the dumpsters to dispose of paints, oils, computers, tires, or any toxic or flammable materials. See below for information from the City of Saratoga website on how to dispose of these items safely.

How do I dispose of my old computer, motor oil, paint or toxic materials?

The Santa Clara County Household Hazardous Waste program accepts hazardous materials, including paints, petroleum based products, batteries, drain clog remover, pesticides, gardening chemicals, solvents, pool chemicals, propane, helium, smoke detectors, and medical waste. To make an appointment to drop off these items call **408.299.7300**.

West Valley Collection and Recycling, accepts household electronic and universal waste. Examples of household electronic waste include televisions, monitors, keyboards, computers, printers, and DVD players. Household universal waste accepted by West Valley Collection and Recycling includes batteries, fluorescent tubes, bulbs, mercury containing lamps, thermostats, electrical switches and relays, mercury gauges, and non-empty aerosol cans. To make an appointment to drop off these items call **408.283.9250**.

FHA CERTIFICATION

Our FHA certification, obtained first in 2013, has been renewed for another two years. This gives borrowers more mortgage choices for buying or re-financing a home in the Vineyards, which in turn helps keep our property values high. At present we are the only local condominium complex to have FHA certification.

The Federal Housing Administration, generally known as "FHA", provides mortgage insurance on loans made by FHA-approved lenders throughout the United States. FHA insures mortgages on single family and multifamily homes. It is the largest insurer of mortgages in the world, insuring over 34 million properties since its inception in 1934.

LANDSCAPING NEWS

Important message from the Landscaping Committee:

Hopefully the rains are coming. Please take time to clean out the drains under your patio walls before the rains in order to avoid flooding. If you need help, send an email to landscape@vineyardsofsaratoga.com with your name, unit number and a phone number so we can contact you for access to your patio.

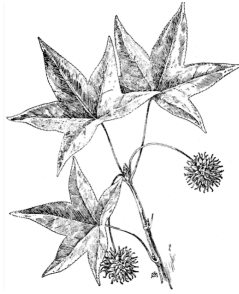
Tree pruning. The board accepted a bid from the company Davey Tree to prune our trees this fall. This is an annual maintenance item that had to be skipped last year because of poor growth due to the drought. This year we have been deep watering our most vulnerable trees, and many now need to be pruned back. As well as pruning, some old stumps will be ground out to make way for new planting.



Coast Redwood



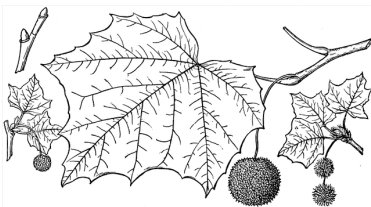
Cork Oak



Sweet Gum



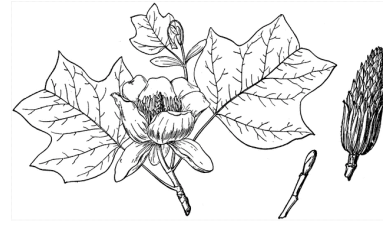
Eucalyptus



American Sycamore



White Alder



Tulip Tree

Do you recognize any of the trees above? We have at least one of each in the Vineyards grounds. We have over 150 trees on our property, the tallest of which are the Coastal Redwoods. The many Chinese Elms, Sweet Gums, Eucalyptus, and Live Oaks provide some of the biggest shade canopies. Our ornamental flowering trees include Southern Magnolias, the Tulip Tree, and Crape Myrtles. The Vineyards was built on the site on an old prune orchard; while none of those trees remain, we have many fruit trees including one ornamental Plum Tree, as well as Lemon, Orange, and Crab Apple Trees.



CHEERS – IT'S THE VINEYARDS HOLIDAY PARTY

Saturday, December 5, 2015 @ 4:00 pm
Vineyards Clubhouse

Bring your favorite appetizer, holiday goodie and/or drink to share



NOVEMBER FAMILY ACTIVITIES

by Linglin Niu

Here are some local activities the whole family can enjoy. This is a new section that we will be running every month. If you know of an upcoming event you think other Vineyards parents or grandparent would like to hear about, please e-mail the full details to grapevine@vineyardsofsaratoga.com.

Local Halloween Fun

October 17th – 31st

October 17 & 24
Spooktacular
Laser Light Show
– Cupertino



October 24th
Spooky Times
at Deer Hollow Farm – Cupertino,

October 27
Halloween Family Fun Fest at Santana
Row (Free) – San Jose

October 30
Monster Bash (Free) – Mountain View

October 31
Haunt History Park – San Jose

For more information see website:
www.bayareakidfun.com/halloween-fun-in-the-bay-area/



Santana Row Annual Tree Lighting Ceremony

5 – 9 pm on Tuesday November 17th

Distance : 9.4 miles, 14 min
Admission Fee : Free
Location: Santana Row, San Jose

Activities:
5pm to 9pm Photos with Santa
7 pm Tree Lighting Ceremony in
Santana Row Park; featuring the
lighting of the 40-foot Christmas tree
and a live performance from Ballet San
Jose and local school groups.

Website:
www.santanarow.com/events/annual-tree-lighting-ceremony/



Campbell Con – Pop Culture Convention

10 am – 6 pm Saturday Nov 7th

Distance: 5.6 miles, 11 min

Location: 1 W. Campbell Avenue
Campbell, CA 95009

Activity:
Campbell Con 2015 is a pop culture convention. There will be celebrity guests, artists, cosplay, comic books, toys, collectibles and more – a day of fun for the entire family. Be a part of history at this first ever pop culture event to be held in Campbell.

Website: www.campbellcon.com

Admission:
\$20 adults
\$10 children
Free (0 – 5 y.o.)



THE NEWSLETTER AT A GLANCE

THIS MONTH

Clear drains under patio walls to prevent flooding
Heritage Bank taking over monthly HOA dues collection
Neighborhood cleanup dumpsters Oct 23rd – Nov 2nd
Owners must fill in Occupancy Forms

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

NEXT MONTH

Next Board meeting – Thu Nov 12th @ 7:00pm
Gutter cleaning will take place after first fall rain
No short-term rentals allowed at Vineyards
Save the date Saturday December 5th Holiday Party

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. Letters and articles submitted by residents will go into the next newsletter to go to print.

Anna Scicinska, Dave Katleman, Carole Lunny, Linglin Niu

