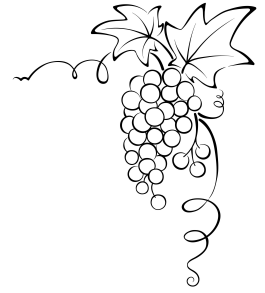




The Grapevine



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

Community Management Services

To report problems with outdoor lights or sprinklers and request repairs please call or email CMS customer service:

cs@communitymanagement.com

Telephone 408-559-1977

Fax number 408-559-1970

Luis Heredia, Association Manager

lheredia@communitymanagement.com

Security (Frank H) 408-806-0729

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



NOV/DEC 2015

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on Thursday December 10th 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.

NOVEMBER NEWS

Holiday season is upon us. A Happy Thanksgiving to all! Mark your calendars for the Vineyards annual Holiday Party in our Clubhouse on Saturday December 5th at 4PM. Please see over for more information.

Would you like to be a member of the Vineyards Board? There is currently one vacant seat. The seven HOA directors are elected to a two-year term and four board positions fall vacant in February 2016. If you are a member in good standing & interested in serving your community in this way, please think about submitting a Statement of Candidacy before the January board meeting.

The gutters were cleaned after the first rain. This work is under warranty, so if you observe any blockages please report this to CMS.

HAVE YOU HAD PROBLEMS WITH MAIL DELIVERY FROM USPS?

Over the last year a good number of Vineyard residents have had trouble with missing parcels and letters, mail mis-delivered to their neighbors, mail delivered very late, and letters sent out from Vineyards mailboxes not received. The responses to requests for help and complaints by the staff at the main Post Office have been reported to be varied, to say the least.

The most professional and helpful member of staff is at Saratoga USPS is Stephenie Johnston. Please direct any in person, telephone, or email any complaints directly to her at Stephenie.A.Johnston@usps.gov or call (408) 867-1159.

Ms. Johnston is aware that we are having problems at the Vineyards. Unfortunately the HOA is powerless to do anything collectively on behalf of the membership, as the Post Office only recognizes its individual relationship with each homeowner.

The Saratoga USPS address is: 19630 Allendale Ave, Saratoga, CA



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



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. Our rules do not allow short-term rentals, through Airbnb, any other vacation company, or by private advertisement, or any other form of transient occupancy of our 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 tailgating themed Saratoga Super Bowl potluck party for residents of the Vineyards. Which teams will play is uncertain. What is certain is that we will 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'.



SAFETY FIRST



'Tis the season of dark mornings and evenings. Our ground level lighting leaves parts of our perimeter road in deep shadow. This is a reminder for walkers, joggers, cyclists and dog walkers to take sensible precautions to be visible after dark and wear light colored or reflective clothing and use a flashlight.

Car drivers please SLOW DOWN !!! The MAXIMUM allowed speed on the perimeter road is 15mph and we need to drive even slower around the blind corners. Speeding drivers on the straight stretches of Vineyard Lane put pedestrians coming out of side paths, walkers around the perimeter, and people walking to their cars at risk.



WINTER SPARE THE AIR IN SAN FRANCISCO BAY AREA

The 2015/2016 Winter Spare the Air season runs from November 1 through February 29. Each day, the Air District issues an air quality forecast for the next day. If air quality is forecast to be unhealthy, a Winter Spare the Air Alert will be called. The alert will be in effect the entire next day, for a full 24 hours. When a Winter Spare the Air Alert is in effect, it is illegal to burn wood, manufactured fire logs, pellets, or any other solid fuels in your fireplace, woodstove, or outdoor fire pit. On average, there are 15 – 20 Winter Spare the Air Alerts each winter.



The nine counties that surround San Francisco Bay are home to almost seven million residents and an estimated 1.4 million fireplaces and woodstoves. Wood smoke continues to be a health concern in the Bay Area and produces about one-third of the particulate pollution on a typical winter night. In February 2015, the U.S. Environmental Protection Agency (EPA) updated its clean air standards for residential wood heaters to make new heaters significantly cleaner and improve air quality in communities where people burn wood for heat. Within a few years, new woodstoves sold in the United States will be required to have a permanent label indicating they are EPA-certified to meet emission limits. For more information see: <http://www2.epa.gov/residential-wood-heaters/fact-sheet-summary-requirements-woodstoves-and-pellet-stoves>.

To find out if a *Winter Spare the Air Alert* is in effect, you can call 1-877-4NO-BURN (1-877-466-2876), sign up for a phone alert 1-800-430-1515, or download the Spare The Air app for your smartphone. Residents can find more information on the website <http://sparetheair.org>.

A WORD TO THE WISE ON WOOD SMOKE

by resident Anthony R. Fisher Ph.D.

The main adverse health impact of burning wood, manufactured fireplace logs or similar products in common fireplaces is wood smoke, which contains harmful particulate matter (PM) and volatile organic compounds (VOCs). On its web site, the Bay Area Air Quality Management District states: "During the winter, smoke from residential wood burning is the leading cause of air pollution in the Bay Area. Small particles and toxic chemicals from wood smoke can cause serious health problems, especially in children, older adults, and those with heart or respiratory problems"

Additionally, the California Air Resources Board in its Wood Burning Handbook states: "...Wood smoke also contains VOCs which include toxic and/or cancer-causing substances, such as benzene, formaldehyde and benzo-a-pyrene, a polycyclic aromatic hydrocarbon (PAH). Manufactured fireplace logs, for instance, are not recommended for burning because they produce toxic fumes, including PCBs (polychlorinated biphenyls)..." In order to minimize the levels of indoor combustion pollutants emitted from older types of fireplaces, like the original fireplaces installed at the Vineyards, large volumes of indoor air must be exhausted up the chimney during such burning. As a result, furnaces usually have to run longer in order to heat and replace such exhausted air, thus increasing utility bills.

In summary, one of the best ways to protect you and your neighbors from the adverse effects of toxic air pollutants and possibly save money, is to avoid burning wood, manufactured fireplace logs or similar products in any fireplace at the Vineyards.

This article was submitted and written by a Vineyard resident, and does not necessarily reflect the opinions of The Vineyards of Saratoga.

BOARD HEARINGS FOR VIOLATION OF RULES

In the past few months we have seen an unprecedented rise in violations of the CCRs, Rules and Regulations. The board has held several hearings; some homeowners were fined and a couple of infractions were dismissed. The list below shows just how bad this situation has become in the last months.

A resident owner was fined \$450 for damage to HOA property as a result of not remedying a leaking water heater for several days

A resident owner was fined \$225 for multiple items blocking safe access to the stairwell, landing and under the stairs to their unit

An owner landlord was fined \$450 – the tenant was using glass containers and left broken glass scattered on the small pool deck

An owner landlord was fined \$500 – the tenant was seen twice with an off leash dog

A resident owner was fined \$250 for accumulated debris on a front patio and not using spacers under plants on a deck

An owner landlord was fined \$150 for repeated improper disposal of large boxes by their tenant

A resident owner was fined \$250 for improper disposal of paint in the recycle dumpster by a contractor

A resident owner was fined \$100 (suspended for 6 months) for improper trash disposal

A resident owner was fined \$200 (suspended for 6 months) for a barking dog left outside the unit

DECEMBER FAMILY ACTIVITIES

by Linglin Niu

Here are some local activities the whole family can enjoy. 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.

TRITON MUSEUM OF ART Holiday Gift Fair & Family Art Day

Saturday 5th December

Admission: free

Location: 1505 Warburton Ave, Santa Clara, CA

Website: tritonmuseum.org/SpecialEvents.php

Activities: **10am – 6pm** Buy unique gifts at the Triton Museum of Art's

Holiday Gift Fair. Browse art, ceramics and jewelry to textiles and paintings. Local art and artisan work.

10am – 2pm Family Art Day. Create art. Explore the galleries. Hands-on activities inspired by the current exhibitions.

3pm – 4pm Mad Men Christmas Jazz and pop performance of holiday music from the '40s – '60s



HOLIDAY FAMILY THEATRE performances during December 2015



The Little Mermaid Montgomery Theater

Location: 271 S Market St, San Jose

Tickets: \$24 - \$30

Website: cmts.org

Performances: evening Dec 4, 5, 6, 10, 11, 12
matinee Dec 5, 6, 12, 13



The Nutcracker

San Jose Performing Art Center

Location: 255 S Almaden Blvd, San Jose

Tickets: \$25 - \$110

Website: siliconvalleyballet.org/the-nutcracker

Performances: evening Dec 12, 18, 19
matinee Dec 12, 13, 19, 20, 22

ANNUAL CHRISTMAS CRECHE EXHIBIT Noon to 9:00pm December 5 – 9th

in Palo Alto features a display of 350 nativities from around the world with hands-on activities for children, live holiday music, and concerts daily.

Location: The Church of Jesus Christ of Latter-day Saints,

3865 Middlefield Road, Palo Alto, CA 94303

Website: christmascreche.org

Admission: free

Activities: Marionette Shows at 4:30pm, 5:30pm, 6:30pm Concerts at 7:30pm

Saturday and Sunday only: Marionette Shows 1pm, 2pm, 4pm, 5:30pm, 6:30pm Concerts 4:30pm, 7:30pm



The 28th Annual
**CHRISTMAS
CRÈCHE
EXHIBIT**



HOORAY FOR HANUKKAH! 12pm – 5pm Sunday December 6th

Activities: Play the Dreidel Game, candle making, holiday crafts, food tasting, storytime, and live performances by Yavneh Day School.

Celebrate your culture or discover the traditions of your neighbors.

Location: 180 Woz Way San Jose, CA 95110

Admission: \$13 (includes general admission to the museum)



THE NEWSLETTER AT A GLANCE

Saturday December 5th Holiday Party

Report blocked gutters to CMS

Winter Spare the Air for woodburning fireplaces

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

No short-term rentals allowed at Vineyards

Save the date – Superbowl Party in Clubhouse February 7th

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 Scicska by email at grapevine@vineyardsofsaratoga.com. Letters and articles submitted by residents will go into the next newsletter to go to print.

Anna Scicska, Dave Katleman, Carole Lunny, Linglin Niu

