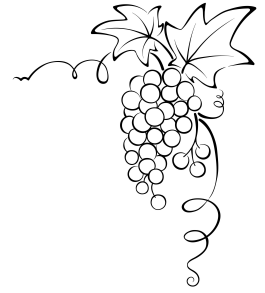




The Grapevine



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



DEC 2015/JAN 2016

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on January 14th 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.

ANNUAL MEETING & BOARD VACANCIES

The Annual Board Meeting will be held on February 11th 2016.

If you are a member in good standing & interested in serving your community as a board member, please submit a Statement of Candidacy and a contact phone number to Luis Heredia at CMS or Jim Foley before the January 14th board meeting.

Four of the seven positions on the Board will be up for re-election in 2016 including the one Director position that is currently vacant. Candidates should be able and available to attend the monthly HOA meetings, and willing to take on a variety of responsibilities as required – serving on the Board is a voluntary position that is open to all Vineyards Members in good standing.

In January all homeowners will receive an information packet and ballot papers for the board election. Even if you are not planning to attend the annual meeting please fill out your ballot and mail it in. This will ensure we have a quorum and are able to hold the meeting. The results of the elections will be announced at the Annual Meeting. The list of candidates will be printed in the January newsletter. If there are multiple candidates, a Candidate Forum will be held in late January.

DECEMBER NEWS

❄ ❄ ❄ **HAPPY HOLIDAYS AND A HAPPY NEW YEAR** ❄ ❄ ❄

A warm welcome to new residents who moved into the Vineyards in 2015.

A big thank you to all who made the Vineyards Holiday Party such a success. The Vineyards Superbowl Party will be held at the Clubhouse on Sunday February 7th. See over for more details for both events.

There are two major landscaping jobs coming up – tree trimming of over 150 trees, and mapping and tagging of the approximately 500 trees we have on the property. Trimming has not taken place for two years because the drought affected the growth rate of our trees and stressed some of them quite badly.

VINEYARDS SUPER BOWL 50 PARTY

Theme: Tailgate at the Clubhouse

Date: Sunday February 7th

Time: 3pm (kickoff at 3:30pm)

Guest list: Vineyard residents*

Pot luck: Bring your favorite tailgate food

**Buffalo Wings, Pizza, Potato Skins, Chips and Dips,
Layered Bean Dip, Ribs, Popcorn, Cupcakes, etc...**



*** this party is for Vineyards neighbors only – no non-resident guests, friends or family at this event please**

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.

HOLIDAY PARTY

A big thank you to all who helped make the annual Vineyards Holiday Party such a success. In particular, thank you those who set up the Holiday party and decorated the Clubhouse with a sparkling tree and beautiful garlands; the Landscape committee team was led by Chris Burns and helped by board member Gloria Felcyn.

Champagne corks popped as we got into the festive spirit. As always Vineyards residents old and new brought a range of delicious dishes to share with neighbors. The party atmosphere was further enhanced by an informal cello recital by talented young resident Rio, who entertained us with three tunes. Everyone joined in with the chorus of a cheerful holiday sing-a-long melody. **HAPPY HOLIDAYS!!!**



GOVERNING DOCUMENT VOTE

The governing documents will shortly be ready for review by the membership. Changes to the 2014 Davis-Stirling Common Interest Development Act, FHA regulations, and the passage of time all contributed to the need for an update. The process which started in 2014 is nearing completion, with the draft documents returned to our attorney for final edits.

According to our CC&Rs, any changes to Bylaws and CC&Rs (Covenants, Regulations and Restrictions) require a YES vote from 83 members. Early in the New Year we will send out the new documents for review by the homeowners, followed shortly by an information session for homeowners to hear a explanation of the updates and changes and an opportunity for homeowners to ask questions.

SECURITY UPDATE

A couple of weeks ago a resident in the 100's reported some suspicious late night activity around a car and one of the dumpsters to the Sheriff – it looked like someone had driven in and parked their car in one of our courtyards to sleep in. Please be vigilant and report any unusual parking lot activity to Security or directly to the Sheriff if you suspect trespassers.

During this holiday season many residents will invite guests to stay for several days – if your guests drive here please make sure that their vehicle displays a visible note with **your parking sticker number** on it, in case we need to identify the owner of the car. For the sake of security, no other identifying information such as a name or unit number needs to be displayed. Some people have copied their sticker and made a neat little rearview mirror hanging tag for guests! Resident parking stickers are issued when the Vineyards Occupancy Form is filled in or updated – this form is available online or from CMS.

Even in a low crime area such as Saratoga, the holiday season can bring an uptick in crimes of opportunity such as parcels being stolen off doorsteps, and many of our doorsteps face directly onto Vineyard Lane. Please be careful and consider asking a neighbor to keep an eye out if you are expecting any deliveries when you might be away from home. We have occasionally had break-ins to cars parked on our perimeter, so to prevent petty theft please leave all items that may attract a casual burglar locked in the trunk of your car and out of sight.

Let's look out for each other. Any activity such as a vehicle following a delivery truck or other unusual activity by strangers should be photographed and reported. The article below appeared on the **Nextdoor** webpage this week.



Burglars Use Surveillance Tools – West Valley Patrol from Santa Clara County Sheriff

As technology moves forward, even criminals are beginning to embrace it. Unfortunately, they are also using it as a way to increase their efficiency in committing crimes. It has been brought to our attention, by another law enforcement agency, that some burglars use a trail camera or a Go Pro-style of camera to conduct surveillance in an area to record properties or residents' movements and patterns. Due to it being the holiday season, residents should be aware of their surroundings even more than usual. If you see something out of the ordinary, such a camera mounted in a tree or inside of a suspicious vehicle; or if you see suspicious people/vehicles around in your neighborhood, notify the Sheriff's Office as soon as possible.

CITY OF SARATOGA UPDATE

Four times a year, the City of Saratoga publishes a newsletter to keep residents apprised of current events and important information. The Saratogan Winter 2016 issue focuses on the city budget and infrastructure improvements.

The newsletter is available in print or online at www.saratoga.ca.us – click on “What's New” and select The Saratogan from the drop-down menu



The City of Saratoga is collecting food for those in need until Monday, December 21st. Donations can be dropped off at the Joan Pisani Community Center, 19655 Allendale Avenue; or the Saratoga Library, 13650 Saratoga Avenue. The food will be donated to Second Harvest Food Bank.

For local year-round donation centers for the Second Harvest Food Bank please see the SHFB website: www.shfb.org

SMOKING POLICY

Please remember that smoking is not allowed on most of our property – neither inside the units nor on balconies or patios – this restriction includes pipes, cigars, and e-cigarettes. The designated smoking zone is on the perimeter road beyond the centerline of Vineyard Lane. Smokers should dispose of cigarette butts in trashcans – do not drop them on the ground – not only is this really unsightly, but it causes a potential fire hazard in dry conditions. There are two areas on the perimeter near the 300s and 400s where at least one antisocial smoker is littering the ground with cigarette butts. Residents should inform guests and contractors of our smoking rules. Keep the Vineyards looking beautiful!

JANUARY 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 grandparents would like to hear about, please e-mail the full details to grapevine@vineyardsofsaratoga.com.



17th ANNUAL FANTASY OF LIGHTS

Dates: 6pm – 10pm, Dec 6th – Dec 31st, 2015

Activity: Drive through a 1.5-mile-long display in Vasona Park. See lit-up dinosaurs, penguins, Santa and more. Buy tickets in advance online.

Distance: 5.6 miles, 13 min

Location: Vasona Park, 333 Blossom Hill Rd, Los Gatos, CA

Cost : \$20/car

Website: www.parkhere.org



THE MARTIAL COTTLE PARK EXPERIENCE

Dates: Every Sat and Sun thru' Mar 27th 2016, 1 pm – 2 pm

Activity: Explore our agricultural history at Santa Clara County's newest park. Take a walk to see items that were used on the farm in the 1890s and learn about the park's current farming practices.

Distance: 11.7 miles, 16 min

Location: Martial Cottle Park, 5283 Snell Ave, San Jose, CA

Cost : free

Website: www.sccgov.org/sites/parks/parkfinder/Pages/martialcottle.aspx



CAVALIA: ODYSSEO

Dates: Nov 19th, 2015 – Jan 10th, 2016, 1 pm – 2 pm

Activity: Horses are the stars in this immersive theatrical experience. Features, riders, acrobats, aerialists, and a magical splashing finale.

Distance: 49 miles, 50 min

Location: White Big Top, AT&T Park, San Francisco

Cost : \$29.50 upwards

Website: www.cavalia.net

THE NEWSLETTER AT A GLANCE

Next Board meeting – Thu Jan 14th @ 7:00pm
No short-term rentals allowed at Vineyards

Send in a statement of candidacy for board vacancies
Save the date: Vineyards Superbowl Party on Sun Feb 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 Sciacinska by email at grapevine@vineyardsofsaratoga.com. Letters and articles submitted by residents will go into the next newsletter to go to print.

Anna Sciacinska, Dave Kattelman, Carole Lunny, Linglin Niu

