



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 other 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 4 0 8 - 2 9 9 - 2 3 1 1



ANNUAL MEETING OF THE MEMBERSHIP

JAN 2016

The Annual Meeting is on Thursday February 11th at 7:00pm.

The Vineyards of Saratoga is holding its Annual Meeting of the Membership in the Clubhouse. Please mark your calendars and join us at the Clubhouse. At this once a year event you will hear about the projects that were undertaken by the board during the past year. You will also get information about upcoming projects and events.

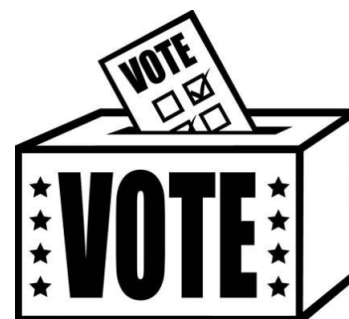
BOARD MEMBER ELECTIONS

In preparation for the annual meeting and board member election, all homeowners receive an information packet and ballot papers for the board election from CMS.

Candidate statements can be found in the first mailing you received. The second mailing contains a replacement ballot, which includes the names of all four nominees. The four nominees for the Vineyards Board are as follows:

Gloria Felcyn, Jeffrey Klopotick, Laurel Smith, and Michael Toback.

Please mail in the ballot papers even if you are not planning to attend the annual meeting. This will ensure we have a quorum and are able to hold the meeting. The results of the elections will be announced during the Annual Meeting on February 11th.



JANUARY NEWS

Are you joining neighbors at the Clubhouse to watch the Superbowl?

We will be watching the game on the new 65" TV that was recently installed on the second floor. Please see over for more details of the Vineyards Superbowl 50 Tailgate Party.

Report blocked gutters. This work is under warranty, so if your gutters have become blocked by leaves and twigs, please report this to CMS. After heavy rains, please check the drains under your patio walls, and clear any debris that could cause your patio to flood.

Concerned residents have reported seeing people sleeping in cars around the perimeter and in our parking courts recently. If you see people occupying a vehicle without a Vineyards parking sticker, or acting strangely, call the Sheriff directly to report trespassers. Also please report the location and license plates of suspicious vehicles to Security.

Two car burglary suspects were arrested on January 8th, in the residential area on the other side of HWY 85 catty-corner from the Vineyards. The Sheriff posted on Nextdoor: "Both suspects, who are ex-felons ... admitted to stealing from at least six different unlocked cars before being caught this morning." We have occasionally had thefts from vehicles at the Vineyards – don't be an easy target – remember to lock your car doors and not to leave any valuables in sight.

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**

LANDSCAPING NEWS

There are two major landscaping jobs going on in January – 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.

We have recently applied to the City of Saratoga for a permit to remove 3 trees; two redwoods in the 300s and a Chinese Elm in the 500's. You may have received a notice in the mail from Kate Bear, the City of Saratoga arborist. Please be assured that the Vineyards only remove trees that are diseased or causing structural damage to our buildings.



Fig Vine is very invasive and causes damage to the structures it clings to.

Some HOA rules to keep in mind when planting on your patio and decorating your front porch and balcony with pots:

1. Make sure that the level of the dirt is below the reglet to prevent moisture seeping into and damaging stucco walls.
2. Make sure that your pots do not obstruct any stairs, paths or walkways to other units – keep pedestrian access safe.
3. When placing pots on balconies and outdoor stairs please use "feet" under pots to stop water rotting the wood.
Never place pots on fence posts or balcony railings.
4. Please restrict the number of pots in front of your front door to six or less.

If you have any questions, come to a monthly HOA meeting and ask Landscape Committee chair Chris Burns.

FEBRUARY 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.



Exploratorium Groundhog Day – Free Day!

Dates: 10am – 5pm, Feb 2nd, 2016

Activity: Step into a colorless world. Play a video game with a social twist. Discover hundreds of intriguing exhibits, indoors and out, plus our Bay Observatory, Tactile Dome, and Tinkering Studio.

Visit our spectacular Pier 15 location on San Francisco's Embarcadero—and explore!

Distance: 52.5 miles, 55 min

Location: The Exploratorium, Pier 17, Suite 100, San Francisco, CA 94111

Cost : free (normal cost: \$19/\$29)

Website: www.exploratorium.edu/visit/calendar/groundhog-free-day-2016



Super Community Celebration

Dates: 8:30am – 8pm, Feb 6th, 2016

Activity: Celebrity Sweat Game – watch celebrities from the sports and entertainment industries as they match up in a 10-on-10 flag football game;

Pep Rally – from 10am–2pm inside Leavey Center, with live performances by local bands, the 49ers Gold Rush cheerleaders and Raiderettes, etc...

NFL 49ers Play 60' Youth Zone – Bellomy Field will host a youth-oriented active zone designed to get kids active through sport; Fan Experience Zone and more.

Distance: 11.6 miles, 17 min

Location: Santa Clara University

Cost : Enter your City of Santa Clara residential Zip Code to gain access to free ticket reservation.

Website: <http://santaclara.gov/residents/countdown-to-kick-off/super-community-events/super-community-celebration>



Lunar New Year Community Celebrations

Dates: Feb 13th-14th, 2016

Activity: Kick off the new year by enjoying this immensely important holiday in the lives of many people around the world and in our own communities. Try your hand at traditional crafts like brush painting and paper folding, and enjoy traditional and contemporary music and dance performances.

Distance: 10.9 miles, 14 min

Location: Children's Discovery Museum of San Jose

Cost : \$13

Website: www.cdm.org/celebrate/community-celebrations/lunar-new-year/

SAFETY FIRST – VEHICLE DRIVERS PLEASE S L O W D O W N !!!



Walking the dog or jogging around the perimeter on dark and rainy winter mornings and evenings has added hazards beyond puddles and the occasional drips of rain down your neck – nasty neighbors – yes you read that correctly! Every time *you* speed in your car around a corner or accelerate down the straight *you* risk mowing down your neighbors and children or their pets. We have no sidewalks and all users share the road. Don't speed !!! Don't be the "nasty neighbor!!!"

On the other hand walkers, joggers, cyclists and dog walkers should take every sensible precaution to be visible after dark. Our ground level lighting, while attractive, leaves parts of the perimeter road in deep shadow, so wear light colored or reflective clothing and use a flashlight.



The MAXIMUM speed on our perimeter road is 15mph – for the safety of other road users drivers please stay at or below the stated speed limit – and drive even slower around blind corners

CITY OF SARATOGA NEWS

The City of Saratoga Wants to Hear Your Thoughts about the Saratoga Village The City of Saratoga has kicked-off the Saratoga Village Specific Plan Update process with a community outreach effort. The purpose is to solicit your thoughts about the Saratoga Village commercial district on Big Basin Way. The "Village Plan", which was adopted in 1988 and has not been updated since, lays out the policies and regulations for development and land use in the Village.

Before the City embarks on the update, it wants to hear the community's view on the Village. A website has been established at www.saratogavillageplan.org where the community can find relevant information about the Village Plan update process, as well as information about the Village itself and its activities. On January 19th, a link to a survey site will be added where residents can complete a survey on the Village to express what they value the most about the Village, their likes and dislikes, and where the Village can be improved.

DOES YOUR REMODELLING PROJECT NEED PLANNING PERMISSION?

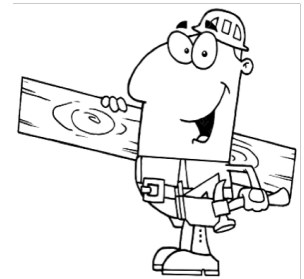
Friends and neighbors, however well meaning, may give you very costly advice! If in doubt please bring the details of your project to a monthly board meeting or phone Luis at CMS and check. Retroactive permission might not be granted, additional inspections may be required and repairs to remedy or to reverse an upgrade can become very expensive. Caveat emptor!

In a condominium community permission needs to be obtained for many upgrades **before** your contractor starts work. You may also need permits from the city of Saratoga. If you are planning a new HVAC unit, electric car charging station, Comcast cable, a new skylight, replacement windows, to replace old carpets, or do a kitchen or bathroom remodel read on ...

Most common & routine improvements will be signed off without a problem, but they may have some guidelines or restrictions attached. Some projects will need to be inspected by the HOA during certain stages of the work. Application Forms are available on the Vineyards website <http://www.vineyardsofsaratoga.com/forms.htm>.

One of the most common questions regards installation of hardwood flooring in units. Our CC&Rs state that "no alterations in type of floor coverings may be made," so carpet should be replaced with carpet. Modifications to the position of internal load-bearing walls cannot be made. In the worst-case scenario, owners of units are asked to correct unapproved modifications – regardless of whether they or a previous owner put in the updates in question – the CC&Rs state that we, as owners, are responsible for the compliance of our units.

CITY OF SARATOGA FAQs: When do I need to obtain a Building Permit? "A Building Permit is needed for ... remodeling or other improvements such as ... replacement of windows. Electrical, Plumbing and Mechanical Permits are required for alterations and modifications such as furnace and water heater replacements, new air conditioners ... or the installation of new plumbing, mechanical or electrical fixtures or appliances. Always check with a Building Inspector as to whether a permit will be required." To read this article in full go to: <http://www.saratoga.ca.us>



OCCUPANCY FORMS AND PARKING PERMIT

Are you a new owner or new tenant? Did you recently buy a car? The form for occupancy and parking permits is available online at the Vineyards website and it can either be filled in online or printed and filled in by hand. CMS mails out parking stickers as soon as the relevant information is processed www.vineyardsofsaratoga.com/forms.htm.

THE NEWSLETTER AT A GLANCE

Annual Meeting on Thu Feb 11th @ 7pm
Vineyards Superbowl Party on Sun Feb 7th @ 3pm

Board election – mail votes to CMS or bring to annual meeting
Report blocked gutters to CMS

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 Katleman, Carole Lunny, Linglin Niu

