



The Grapevine



MAR / APR 2016

Remembering Frank Hedges

by Jim Foley

Frank Hedges, a long time Vineyards resident, passed away in early February here at The Vineyards. Frank joined our community in 1995 and has been an active participant in many capacities ever since.

Frank was born in Denton, Texas in 1934. He graduated from Oklahoma State University in 1956 with a Bachelor of Science and a Master of Science in Structural Engineering. He went on to pursue post-graduate studies in Engineering Mechanics at Stanford University in the late 50s. As if Frank's educational background weren't already enough, Frank pursued and graduated with a Master's Degree in Business Administration (MBA) from Santa Clara University in 1972.

Most of Frank's career was with Lockheed for 30 years, from 1959 – 1989, as a Senior Engineer. In the early 1990s Frank completed a few years as a Principal Engineer at Ford Aerospace/Loral Labs.

Since moving to The Vineyards, Frank has given himself tirelessly to making The Vineyards a great place to live for all of us. Over the years Frank has been a member of the Board of Directors including service as Treasurer and Vice-president. He participated with great enthusiasm on the Maintenance Committee, the Budget Committee, the Official Documents Committee (CC&Rs, Operating Rules, etc.), the Executive Committee, and as head of Vineyards Security.

As The Vineyards has "matured" over the years, maintaining our community to the standards we all expect has become an ever-challenging task. Frank was always there to help by providing his guidance and expertise. Without Frank's involvement, projects like the roof replacement, deck replacement, fence replacement and repairs, drainage enhancements and concrete repair, clubhouse remodel and related security, swimming pool upgrades and child safety modifications, paving and pavement maintenance, security enhancements, and more, could never have been as successful and stayed within budget.

Frank kept us all safe! As The Vineyards "boots on the ground" Head of Security, Frank watched out for us all. Every morning he walked through the property. He identified abandoned vehicles, people sleeping in cars, broken sprinklers, people dumping trash, door-to-door solicitors – he was always on the lookout for our safety,

Then there are the budgeting and general management aspects of The Vineyards. Again Frank was always there for us – even participating in court proceedings and bankruptcy proceedings caused by some of our less conscientious members. Frank's knowledge of budgeting and The Vineyards budget was without parallel and was a major contributor to our financial success. Frank knew his "stuff!"

Frank is survived by two daughters and a son. Frank loved spending time with his daughters and his five grandchildren in Bend and Portland. He visited them often. Frank's son works in high tech and lives in Los Angeles.

Frank gave many years of unselfish, tireless, and extraordinary service to The Vineyards. Frank Hedges will be sorely missed by all of us.

Thank you, Frank.



BOARD OF DIRECTORS

President	Jim Foley
Vice-President	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Anna Scicinska
Director	Dave Katleman
Director	Jeffrey Klopotic

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

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



THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on April 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.

MARCH NEWS

A Security Committee was formed at the March Board meeting. It will be chaired by Dave Katleman. Given the recent rise in mail theft and petty crime in Saratoga (including a few incidents at the Vineyards), this is a good time improve our existing security arrangements. The committee is currently evaluating additional video surveillance options beyond the Clubhouse. The Vineyards' entrance is the initial focus, with an eye towards expansion to the rest of the complex.

Our dumpsters are for use by Vineyards residents only. Please be on the lookout for illegal dumping by contractors and non-residents. If you see someone acting suspiciously, take a photo as evidence, and report it to CMS immediately.

Hold onto your large items for a few weeks longer – furniture and such should NEVER be left in or next to the dumpster enclosures. The two high capacity dumpsters are scheduled for May. They should be used for disposing of furniture, large quantities of packing materials and other items too large to go in our standard dumpsters.

Pool heating in both pools is scheduled to turn on in mid-April, but this is dependent on the forecast weather being warm enough.

The Landscape Committee reported that it will start irrigation when the rains cease.

OCCUPANCY FORMS AND PARKING PERMITS

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 www.vineyardsofsaratoga.com/forms.htm.

You can fill the form in online or print it and fill it in by hand. CMS mails out cling parking stickers as soon as the relevant information is processed.

If you replace your car, you can transfer your cling sticker to your new vehicle – please don't forget to register the details with CMS.



The MAXIMUM allowed speed on the perimeter road is 15 mph !!!

Speeding drivers risk startling or hitting pedestrians, pets or children coming out of side paths. Our perimeter road needs to be shared by all.



BOARD HEARINGS FOR VIOLATION OF RULES

The Board has held several violation hearings in the past 3 months as a result of which some homeowners were fined:

An owner landlord was fined \$450 – the tenants were observed smoking on their patio and one tenant was seen driving in excess of the speed limit and reported by several residents. This owner had not completed the Occupancy Form.

An owner landlord was fined \$200 – the tenants disposed large un-flattened packing boxes in the recycle dumpster.

An owner landlord was fined \$100 – the tenant was observed smoking on the patio.

LANDLORDS AND TENANTS ... please read!

Dear Landlord,

The large proportion of rule violations by renters suggests that not all Owner Landlords give their tenants a copy of the Vineyards CC&Rs and Rules & Regs, or not all Landlords communicate the necessity of following our community rules to their Tenants.

Over the past year the behaviors of some Tenants have incurred warning letters and fines for Landlords, for smoking, speeding on the perimeter road, off leash dogs, improper disposal of delivery and moving boxes, dumping furniture on the perimeter and more. Please do not let your Tenants become a nuisance to you, their neighbors, or to the Board.

The Owner Landlord is solely responsible for the behavior of their Tenant, the Owner Landlord will be called to a hearing if their Tenant break any rules, and the Owner Landlord is responsible for all fines their Tenants incur.

As such, local Owner Landlords may wish to convey this important information to their renters personally, rather than through their Property Manager. The Occupancy Form identifies the residents currently living in your unit. When the Occupancy Form is filled in, Tenants sign that they understand and are willing to live by the Vineyards Rules.

This is the other thing some Landlords have been remiss about – you are required fill in the Occupancy Form! Full adherence to Vineyards CC&Rs and Rule & Regulations must be a part of your Lease.

Dear Tenants,

If your Landlord has not given you a copy of the Vineyards Governing Documents and Rules please DEMAND that they do so. The Vineyards is a condo community, and the same rules that apply to Owners (and their families and guests) apply to all Tenants.



You need to know what these rules are, and ignorance of the rules is not a valid excuse. If you break a rule, your Landlord may be fined, and will almost inevitably pass the cost back to you. Fines start at around \$100 and go up to \$950 per violation, depending on the severity and frequency. The property management company CMS does a lot of our admin work so please open and read all mail addressed to you from CMS. The Vineyards of Saratoga HOA Board consists of homeowner volunteers; we take this task seriously and do all we can to ensure a good quality of life for all. It is our duty to maintain the Vineyards property and to ensure that all our residents observe Vineyards rules.

As you sign your Lease, you also agree to accept and live by the Vineyards community rules.

When you move into the Vineyards, you become our neighbors. We welcome you warmly and hope you have a very pleasant stay here. The Vineyards is a beautiful, green and peaceful haven, yet it is conveniently close to Highway 85, the busy commercial centers of San Jose and the rather more bucolic Saratoga village – this probably sums up why you chose to rent here. Many Tenants have lived at the Vineyards happily for years and are actively involved in our community activities. To ensure a stress-free stay for yourself and your family, be it for six months, six years or sixteen years, please make sure that you learn about and follow the guidelines of our condo community.

The Vineyards website contains much useful information. To avoid fines – be smart and get informed!

Once again, an Alain Pinel agent has littered our property with flyers soliciting listings.

The Vineyards Board would like to discourage Vineyards owners from using Alain Pinel for any real estate transactions. Alain Pinel has been warned about this behavior in the past. Apparently neither Alain Pinel management nor their agents have any respect for The Vineyards and our property. Please consider this as a reminder to carefully consider your selection when you decide to engage anyone in the future for real estate services.

**Jim Foley
Board President**

APRIL 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.



BEAUTY AND THE BEAST: THE BROADWAY MUSICAL

Dates: Apr. 1st – 3rd

Activity: The most beautiful love story ever told is returning to San Jose! Based on the animated feature film, this eye-popping spectacle has won the hearts of over 35 million people worldwide. This musical is filled with unforgettable characters, lavish sets and costumes, and dazzling production numbers including “Be Our Guest” and the beloved title song. Family entertainment at its best.

Distance: 12.3 miles, 16 min

Location: San Jose Center for the Performing Arts, San Jose

Cost : \$38 – \$228

Website: <http://broadwaysanjose.com/disneys-beauty-and-the-beast/>



SHEEP SHEARING DAY

Dates: 9am – 4pm, Apr 2nd

Activity: See our sheep get their hair cut, and watch herding dogs round up sheep. Learn how wool goes from sheep to sweater at our demo booths. Watch artisans spin and weave. Cool hands on into activities – craft and take home felted wood figurines. Little Lambs activity area designed for toddlers too. Sheep shearing every hour, alternating with dog herding demo, crafts and activities continuous

Distance: 12.2 miles, 18 min

Location: Hidden Villa, 26870 Moody Road, Los Altos Hills

Cost : \$15. Advance registration required

Website: <http://www.hiddenvilla.org/programs/calendar-of-events#2016-04-01>



EARTH DAY ON THE BAY

Dates: 10am – 5pm Apr 16th

Activity: This is a free family event that has fun activities for all ages. Rain or shine. Please check back often for updates and special event registration opportunities!

Distance: 21.5 miles, 25 min

Location: Marine Science Institute, Redwood City

Cost : Free

Website: <http://www.sfbaymsi.org/#!earth-day-on-the-bay/c17yc>

THE NEWSLETTER AT A GLANCE

Next Board meeting – Thu April 14th @ 7:00pm
New Security Committee formed

Pool heating scheduled for mid-April (weather dependent)
Dumpster for oversized garbage due in May

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

