



The Grapevine



MAY / JUN 2016

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 customer services at CMS

Community Management Services

cs@communitymanagement.com

Telephone 4 0 8 – 5 5 9 – 1 9 7 7

Fax number 4 0 8 – 5 5 9 – 1 9 7 0

Our Association Manager is Luis Heredia lheredia@communitymanagement.com

To report a crime or suspicious behavior call the local Sheriff 4 0 8 – 2 9 9 – 2 3 1 1



THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on June 9th 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 ongoing projects or decisions made by the Board.

Following Open Forum, the meeting is limited to issues posted on the agenda. Homeowners are welcome and encouraged to stay and observe, but this part of the meeting is typically closed to owner participation. Minutes are posted on the website once approved after the next meeting.

MAY NEWS

Thank you to Carolyn C. for donating a piece of local history to the Clubhouse – a vintage Paul Masson of Saratoga mirror. The timing of Carolyn's gift is perfect – have a look at the article in our History Corner on the Champagne Cellars that used to be located at 13150 Saratoga Avenue.

The wine tasting last month was well attended. The theme was California Wines. Many thanks to Carole D. for organizing this event.

Annual concrete repairs to sidewalks and steps, as well as curb painting are scheduled for the third week in June.

The hot tub and Clubhouse Pool heaters were switched off due to a gas line leak. Repairs have been completed and the heaters are working.

Save the date: Pool Party Luau on Saturday August 13th at 4pm.

Volunteers are needed to help with set up, BBQ and clean up. Please contact Anna Scicinska at grapevine@vineyardsofsaratoga.com.

POOL SEASON

Now that pool season is upon us please check the Rules & Regs, and observe some basic courtesies so all residents enjoy being poolside.

- + Entry to the pool area is by residents' key fob
- + Do not open the gate or lend your key fob to others
- + Children must be supervised by an adult
- + Residents must accompany their guests (max 4 per unit) at all times
- + Loungers, tables and BBQ facilities cannot be reserved
- + Diapers including swim diapers are not permitted
- + Be considerate if you swim in during quiet hours & close the gate softly
- + No glassware or bottles should be brought into the pool area
- + There should be no diving, running, screaming, loud music or any behaviors that cause an annoyance to other pool users or neighbors

Since the Big Pool has no bathroom, families are encouraged to use the Clubhouse Pool with adjacent toilet, shower & changing facilities.

The Board heard several complaints last year of children peeing poolside and into bushes – for such a serious and flagrant violation of Vineyards CC&Rs, homeowners reported for this can expect to be fined and assessed for the full cost of professional sanitizing.

COMMUNITY INFORMATION

A Good Neighbor Reminder from Vineyards Board Secretary:

Laurel Smith

Soon the Vineyards homeowners will receive the revised (as required by California law) Bylaws and CC&R's for review and vote. After those are approved, our updated Operating Rules will be issued. Careful reading of all these documents by owners and renters is essential for guiding the conduct of all of our residents and the fair and prudent governance of our community. I urge all of us to make full use of these resources.

In civics class many of us learned the value and power of being an informed citizen. We found it was crucial for us to have a basic understanding of our laws, rights, and responsibilities if we were to function as a wise member of our democratic society, and to keep informed as new issues arise. We have a similar need for being informed as a resident or owner in The Vineyards of Saratoga.

There are several different ways in which information is communicated and you can stay up to date:

- * Open and read letters from the HOA via CMS.
- * Read posted notices adjacent to our mailboxes and look at the Board agenda posted at the Clubhouse.
- * Look at the Vineyards website which contains our governing documents and other information.
- * Read our monthly newsletter **Grapevine** – available by mail, email and on the website.

VINEYARDS RULES AND REGS

Claiming ignorance of well-publicized rules does not provide a valid excuse. Owners who chose to ignore repeated letters from CMS requesting information should not be surprised to be called in front of the Board. The responsibility of owners (and their tenants) to follow Vineyards CC&R's and Rules is not going to be relieved by the following:

- a) pushing the burden of Owner responsibility as a landlord onto a Property Manager
- b) expecting your contractor to research Vineyards CC&R's and Rules
- c) using Open Forum to complain vociferously to other members

It is the responsibility of all homeowners and residents to become familiar with Vineyard Rules. All homeowners receive a copy of the Governing Documents as part of their purchase paperwork. These documents are also available on the Vineyards website. An additional paper copy is available on request (subject to an administration fee) from CMS. Owners are advised to inform their Tenants of the rules, as Owners are held responsible for their Tenants' actions.

Planning a remodel? Read "DOES YOUR PROJECT NEED PLANNING PERMISSION?" in the June 2015 Grapevine.

INSURANCE – what kind of insurance do YOU need to buy to protect your property?

Condominiums are a special category in real estate and have unique insurance requirements. The HOA uses a portion of the monthly dues to fund a master insurance policy. Condo insurance is something you have to buy for yourself.

Resident homeowners: Known as **H06 insurance**, a condo policy works with your HOA insurance to make sure you're financially protected from loss, damage, theft, liability and unforeseen expenses. Condo insurance policies cover the interior of the unit and personal property inside and are sometimes known as "studs in" or "walls in" coverage.

Owner Landlords: If you are planning on renting out your home or you bought your unit as an investment property, then you need **landlord insurance**. A homeowner policy typically won't protect you against damage by tenants, loss of rental earnings or other liabilities associated with renting your property.

Renters: Neither landlord insurance nor HOA insurance will protect items owned by a tenant. Landlords should make **renters insurance** a condition of any lease. A renters insurance policy will protect your tenants personal possessions and provide some additional liability protection in case they cause some damage to your unit.

Purchase homeowners insurance if you live in your unit. If your unit is rented to tenants, you need to buy landlord (business) insurance. Renters' personal possessions are not covered by their landlord's insurance.



Living within a common ownership community has significant benefits. The role of the HOA is to maintain common areas and building exteriors, protect property values, adopt and enforce rules, and manage the budget. Homeowners need to get informed and know what to expect to get the best benefit from condominium living.

LOCAL HISTORY CORNER

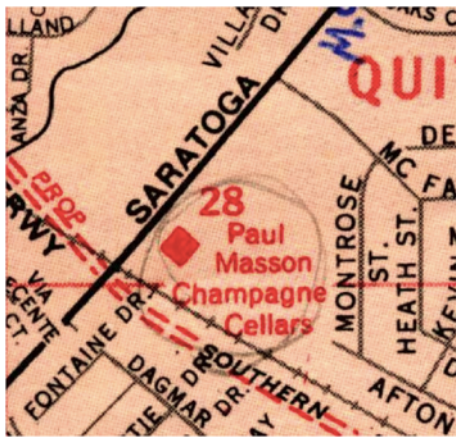
Have you wondered why the neighborhood at the junction of Hwy 85 and Saratoga Ave is called *Champagne Fountain*? The reason predates both Hwy 85 and The Vineyards. In 1959 Paul Masson's Champagne Cellar opened across the road from where The Vineyards would be built in the 1970s. Quite the local landmark, it featured a spiral walkway up to the very modern tasting room, set in landscaped grounds with a reflecting pool and a large sculpture by Gurdon Woods called *Effervescence of Champagne*. The rotunda behind the fountain featured a mosaic depicting the history and uses of wine from ancient to modern times by the Spanish artist Jose Moya Del Pino.



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Viticulture was introduced into California by the Spanish Missions, and the first recorded vineyard was planted in 1683 in Baja California. Commercial winemaking started in Southern California in the early 1830s. In 1878, Paul Masson, born into a family of well-established winemakers, emigrated to California from the Burgundy region of France. With fellow French ex-pat Charles Lefranc (whose daughter he married), Paul Masson experimented with grafting French grape cuttings onto local rootstock with great success. According to the company website, a sparkling wine was first introduced in 1892, and Paul Masson became known as the "Champagne King of California". In 1905 Masson moved part of his production to the Santa Cruz Mountains above Saratoga where he built his "chateau". This was destroyed a year later in the 1906 earthquake and subsequently rebuilt using a medieval Spanish portal that Masson "acquired" from the rubble of old St. Patrick's Cathedral in San Jose. *The Mountain Winery*, accessed via Hwy 9 or Pierce Road, holds wine tastings, a summer concert series and is on the National Park Service's Register of Historic Places.



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The buildings housing the Champagne Cellars and tasting room, were abandoned in the 1980's, and razed in the early 1990's to make way for the Bellgrove Circle homes across the road. One house remained, the first on the left as you drive in to Bellgrove – it can be seen quite clearly on the aerial photo above. A part of the site was set aside and used for the Hwy 85 extension from Cupertino southwards to San Jose, which was opened in 1994.



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- 1. Ansel Adams photograph of the Cellars
- 2. 1970s local area maps
- 3. Aerial photograph from 1960s
- 4. Tasting room and cellar tour

JUNE 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.



OVERNIGHT AT HIDDEN VILLA!

Dates: May 28 – 29th

Activity: An overnight family camp-out! Meet on Saturday afternoon. Pitch your tent, enjoy a naturalist guided hike, camp-style burrito bar & campfire. Songs and stories for the whole family. Wake up to bird song and continental breakfast. (40 people max.)

Distance: 11.9 miles, 16 min

Location: Hidden Villa, 26870 Moody Road, Los Altos Hills 94022

Cost: \$45 per person

Website: www.hiddenvilla.org/programs/calendar-of-events/flat/



HELIFEST

Dates: 10am – 4pm, June 4th

Activity: Many military, rescue, private and commercial helicopters on static display. These aircraft are used for everything from traffic reports and power line maintenance to cliff rescues and national defense. Event included with Museum admission.

Distance: 23.8 mile, 25 min

Location: Hiller Aviation Museum, 601 Skyway Road, San Carlos 94070

Cost: Free (Museum Members) \$15 Adult, \$10 Senior (Age 65+) and Youth (5–17) (advance purchase recommended)

Website: www.hiller.org/event/helifest-2016/



CHERRY U-PICK near Brentwood

Dates: May / June

Activity 1: Chavez U-Pick Cherries 23800 Marsh Creek Road. 35 acres of cherries on low trees for convenient picking. No minimum purchase. Free parking.

Activity 2: 5 Star Cherries 24782 Marsh Creek Rd. Has three types of cherries including super sweet yellow Rainier cherries.

Activity 3: Pease Ranch U-Pick Berries and Cherries 25175 Marsh Creek Road Provides ladders into the trees and has some shady picnic benches.

Location: Brentwood 94513

Distance: 73 miles, 1h 20 min

Cost: Pay for fruit picked. Cash only. (Typical bathroom facilities are porta-potties. Bring bottled water.)

Websites: www.chavezupickcherries.com , www.5starcherries.com , www.peaseranch.com

For more local U-pick fruit farms see <http://harvest4you.com/welcome-to-harvest-time-in-brentwood>

THE NEWSLETTER AT A GLANCE

Make sure you have the right type of insurance
Read the Vineyards rules – ignorance is not an excuse

Next Board meeting – Thu June 9th @ 7:00pm
Pool Party Luau Saturday August 13th at 4pm

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

