



# The Grapevine



JUN / JUL 2016

## BOARD OF DIRECTORS

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

## VINEYARDS WEBSITE

[www.vineyardsofsaratoga.com](http://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](mailto: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](mailto:cs@communitymanagement.com)

Telephone 408-559-1977

Fax number 408-559-1970

Our Association Manager is Luis Heredia  
[lheredia@communitymanagement.com](mailto: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 July 14<sup>th</sup> 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.

## JUNE NEWS

**Save the date: Pool Party Luau on Saturday August 13th at 4pm.** See over for more details. Volunteers are needed to help with BBQ & cleanup.

**Old satellite dishes, antennas, unused wiring and other old fixtures** should be removed from the exterior of your unit. Please do not leave these up on a "just-in-case" basis to rust, crumble and become eyesores.

**Vehicles parked in a fire lane or blocking a garage door will be towed at the owner's expense.** Parking is permitted inside a garage or outside in a marked space only. This applies to residents, guests and contractors alike. Cars should **never** block vehicular access to a neighbor's garage.

**This July, a CERT course** is available in Cupertino July 11 – 30<sup>th</sup>. Community Emergency Response Team trains residents for emergency preparedness and basic disaster response (first aid, rescue, organizing resources). CERTs assist in the neighborhood when first responders are not immediately available. The cost is \$35. For additional information see [www.sccfd.org/images/documents/community\\_education/Cupertino\\_CERT\\_flyer2016wSchedule.pdf](http://www.sccfd.org/images/documents/community_education/Cupertino_CERT_flyer2016wSchedule.pdf) or call 408 – 378 – 4010.

## POOL SEASON

**Please observe poolside courtesies, and Vineyards Rules and Regs.**

- + 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
- + Non-resident owners are not allowed to use the pools or other common area amenities – this right passes to the renter for the period of tenancy

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

## DUMPSTERS

Furniture and such should not be left in or next to our dumpster enclosures. If you missed the semi-annual Clean-up dumpsters in May, please use the Santa Clara County facilities or hang onto your stuff until October. We do not permit "free items" to be left curbside in the Vineyards. Removal of abandoned furniture or other domestic items necessitates scheduling a flat-bed truck pick-up through CMS and adds needless \$\$\$ to our monthly garbage costs; multiple additional pick-ups adversely impact our annual budget.



## PREVENT MOSQUITOES

Our proximity to the Saratoga Creek makes parts of the Vineyards prone to mosquitoes. Apart from the discomfort of bug bites, there is local concern about West Nile virus, and this year the CDC has additional concerns about preventing the Zika virus from spreading through the United States. Zika is spread through the bite of an infected *Aedes aegypti* mosquito, called the "container-breeding mosquito", because females prefer to lay eggs in water that collects in manmade containers. The eggs stick to containers and remain attached until they are scrubbed off. Eggs can survive up to 8 months when they dry out – when it rains or water covers the eggs, they hatch and become adults in about a week. To prevent mosquitoes breeding on your patio take these simple precautions:

- \* Empty any outdoor standing water
- \* Use door and window screens
- \* Clean birdbaths and fountains weekly
- \* Turn unused buckets and flower pots upside down
- \* Fill plant a pot saucer with sand – it will still trap moisture
- \* Scrub outdoor containers such as watering cans weekly
- \* Report dead birds online to [www.westnile.ca.gov](http://www.westnile.ca.gov)

**\* \* \* Check pots on your patios and on balconies for standing water and mosquito larvae \* \* \***

A large rectangular graphic with a thick green border. The background is white and filled with a repeating pattern of yellow pineapples with green leaves. In the center, there is a white rectangular box with a green border containing the following text:

**SUMMER POOL PARTY**

**Vineyards residents are invited to enjoy**

**Hawaiian & BBQ favorites**

**4 PM Saturday August 13<sup>th</sup> at the Big Pool**

**Potluck appetizers, desserts, drinks**

**Free Mai Tai\* for Hawaiian dress**

\* Both alcoholic and non-alcoholic Mai Tais will be served on arrival to anyone wearing a Hawaiian shirt, lei, flip flops etc...

Closer to the date there will be a sign-up sheet posted at the Big Pool for attendees, potluck dishes and drinks.

Can anyone help to organize and run children's face painting? Volunteers are needed to help with BBQ & cleanup. Please contact Anna at [grapevine@vineyardsofsaratoga.com](mailto:grapevine@vineyardsofsaratoga.com).

## COMMUNITY INFORMATION

*Based on numerous fine hearings, and several issues, requests and complaints that have come up at Board meetings over the past year, we urge Association Members both old and new, to please take a moment and read this article.*

### THE PRACTICALITIES (AND REALITIES) OF CONDO LIVING

People choose to buy or rent condos over single-family homes for several reasons, from the joy of living in a home without the backache of yard work, to the affordability of a condo in the Silicon Valley real estate market. If you are reading this newsletter because you are looking to buy in the Vineyards, please read on – this is very important. If you are already a resident here, it may be a bit late to ask “*Is living in a condo right for you?*” Nonetheless, please read on.

#### 1. Shared Responsibility

One of the features of condo living that attracts people is the shared responsibility of repairs, insurance, and other costs. The HOA is responsible for repairs and maintenance to building exteriors like siding and roofs. The Owner is responsible for maintaining the interior of their unit, but they should always check to see if their project requires permission from the HOA or a city of Saratoga permit. Please see the June 2015 Grapevine article on building permissions.

#### 2. Convenience

Condo living can offer the joy of home ownership without the pain of some types of maintenance. However, please do not confuse regular HOA maintenance obligations with a concierge service. The HOA will bundle and schedule several non-urgent repairs or regular maintenance jobs together to be time efficient and budget conscious. Make your request to the management company, but be prepared to wait for the next painting, pruning or concrete repair work cycle.

#### 3. Association Rules & Governing Documents

Every HOA has Bylaws, Covenants, Conditions & Restrictions, and Rules and Regulations. Much of the CC&R content is determined by law (Davis-Sterling Act). Individual HOAs will also set rules and restrictions for parking, smoking, pets, etc. Condo associations require residents to live by their rules, and those who break these rules can be fined. It is the responsibility of the HOA to implement these rules, which apply to owners *and* their tenants, contractors, and guests.

#### 4. Board & Board Meetings

To get to know Vineyards Board President and other elected Board members in person come to the monthly meetings. Please remember that Board members are your neighbors and are volunteers. Board meetings are open to Owners (Members). Members can use Open Forum to ask questions and are welcome to stay and listen to the rest of the Board Meeting. Minutes of monthly Vineyards meetings are posted on our website [www.vineyardsofsaratoga.com](http://www.vineyardsofsaratoga.com).

#### 5. Monthly Cost – Dues & Insurance

While budgeting monthly costs bear in mind that monthly dues increase as operating costs increase. At the Vineyards, the monthly dues cover the cost of water and waste bills (which increased hugely over the drought) as well as landscaping, insurance, building maintenance, and funding of reserves. Since a condo association's master policy covers parts of a home's structure, condo owners will find insurance is cheaper than for a single-family home. Please see the May 2016 Grapevine for guidelines on the type of insurance you need to buy as an owner, landlord or tenant.

#### 6. Management Company (CMS)

A management company is employed by the larger associations to organize scheduled maintenance, collect dues, pay bills and monitor budget spreadsheets, organize mailings to homeowners and residents, and provide general administrative support to the Board. Our association manager Luis Heredia attends all the monthly board meetings. Requests for maintenance should be made in writing to CMS customer services – see front page for contact details.

#### 7. Real Estate Agents

Condos have very different purchase issues and implications to buying a single-family home, so choose a reputable and established agent to buy or sell. When you buy a condo, you enter a legally binding agreement to accept the CC&Rs and pay monthly dues. Read the Governing documents and determine if a community is right for you *before* you move.

#### 8. Tight-Knit Communities

New residents will find it useful to talk to several neighbors who have lived in the community for a while. Stay informed about current issues through the Vineyards monthly Grapevine newsletter. To get to know other members and make the most of the community aspect of life at the Vineyards, come to the holiday and pool parties, and other social events.



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.



## JULY 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](mailto:grapevine@vineyardsofsaratoga.com).

### COMMUNITY DAY @ THE TECH

**Dates:** 10am – 5pm Sunday June 26<sup>th</sup>

**Activity:** For one day only The Tech is opening its doors and offering free admission! Enjoy our hands-on exhibits and experiences, and see a film at the Hackworth IMAX Dome Theater for just \$5. Join us on the roof for panoramic views of San Jose. Build a giant throne with Imagination Playground building blocks.

**Location:** The Tech Museum of Innovation, 201 South Market St, San Jose 95113

**Distance:** 12 miles, 16 mins

**Cost:** Free

**Website:** [www.thetech.org/community-day](http://www.thetech.org/community-day)



### 4TH OF JULY CELEBRATIONS

**Dates:** Monday July 4<sup>th</sup>

**Activity 1:** 9:30-11 AM Independence Day Celebration. Live band and youth chorus, presenting of the flag, family parade, free popsicles and flags for children.

**Location:** Kevin Moran Park, Scully Avenue, Saratoga **Distance:** 1.7 miles, 7 mins

**Website:** <http://www.saratogajuly4.com>

**Activity 2:** All day fun for the whole family! Live bands in the PIER 39 Entrance Plaza. At 9:30pm view the City of San Francisco's fireworks display.

**Location:** PIER 39, San Francisco **Distance:** 54 miles, 59 mins

**Websites:** [www.pier39.com/home/events/fourth-of-july-celebration-at-the-pier/](http://www.pier39.com/home/events/fourth-of-july-celebration-at-the-pier/)

**Cost:** Free



### SHAKESPEARE IN THE PARK

**Dates:** July 23<sup>th</sup> to August 7<sup>th</sup>

**Activity:** The Winter's Tale is romantic, tragic and gloriously funny. Music, dance, and clowns make this a treat for the whole family. In this magical tale, King Leontes of Sicilia trusts his own paranoid beliefs against all evidence to the contrary. He plunges his kingdom into a chain of tragedies culminating in Shakespeare's most famous stage direction, "Exit pursued by a Bear."

**Location:** Cupertino Memorial Park, 10185 North Stelling Road, Cupertino 95014

**Distance:** 4.8 miles, 8 mins

**Cost:** Free

**Website:** [www.sfshakes.org/programs/free-shakespeare-in-the-park/summer-2016-schedule](http://www.sfshakes.org/programs/free-shakespeare-in-the-park/summer-2016-schedule)



### THE NEWSLETTER AT A GLANCE

Vehicles not parked in marked spaces will be towed  
Condo living – read about the practicalities and realities  
Prevent mosquitoes. Clear standing water.

Next Board meeting – Thu July 14<sup>th</sup> @ 7:00pm  
Pool Party Luau Saturday August 13<sup>th</sup> at 4pm  
Consider signing up for CERT training

### 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](mailto: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

