



The Grapevine



BOARD OF DIRECTORS

President	Jim Foley
Vice-President	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Anna Scicinska
Director	Jeff Klopotic
Director	Tom Schmidt

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 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

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



MAR/APR 2017

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on Thursday April 13th 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

The proposed new Vineyards Governing Documents passed by a decisive vote. There were 97 votes cast in favor of adopting the proposed new documents and 14 votes cast against. The votes were counted on March 16th, the Board met and ratified the vote on March 20th, and the new Governing Documents were officially recorded and adopted on March 21st 2017.

This enormous and complex task took two years of meetings, revisions, and consultations with the HOA attorney. The Board and some Committee members spent countless hours preparing the revisions and updates – in the end it was a real labor of love aimed at ensuring the smooth running of our community for another few decades – until the next revisions will become due under a future Board and new generation of Owners. As well as all current Board members, other regular contributors were Chris Burns, Frank Hedges, Paula Camporaso, and Dave Katelman. And finally, many thanks to all the Vineyards Members who participated in the vote – we could not have achieved this without your support and your votes!

Thank you Carole for another great Winetasting evening. The theme was South American wines and appetizers. Several different Malbecs were served, as well as some delicious Torrontés. Originally from Cahors in south-west France, Malbec has recently made Argentina – specifically, high-altitude Mendoza – its home. The climate and soil suit it perfectly, producing red wines typified by subtle aromas of violets. Another Argentinian wine grape – Torrontés – makes a delightfully crisp, dry and aromatic white wine, not unlike a subtle Gewurztraminer. Torrontés is an excellent aperitif and partners well with spicy foods.

The Clubhouse gym make-over is complete. Many thanks to Jeff and Tom. Check out the new set of weights, and updated equipment, but please do not remove any of these new items from the gym for use in other parts of the Clubhouse! Please also look at the surplus gym equipment in the Clubhouse and contact Jeff K. or Tom S. to claim one of these working items. The shaker belt is a vintage beauty!

COMMUNITY NEWS

WELCOME WAGON

Have you recently moved to the Vineyards? The Welcome Wagon is a free service for all new Owners and Tenants – we'd like to greet all new residents and provide a useful binder of information about The Vineyards and Saratoga. In this binder you will find info about Vineyards parking, garbage disposal, Common Area facilities and Clubhouse social events, as well as other very useful dos and don'ts of living in this community. There are also copies of useful forms like the Occupancy Form, which needs to be completed by all unit occupants, and is used to apply for residents' parking permits. Ask Kathleen or Gia additional questions about The Vineyards.

We invite new Owners to come to a monthly meeting to meet Luis the community manager and your neighbors who volunteer on the Board and on several committees to keep this community well maintained and beautifully landscaped. There are many ways to get involved at The Vineyards, not least by attending Vineyards social events, which are open to all residents, both owners and renters.

Not all HOAs have the same operating rules – so please MAKE SURE you read ours carefully!

RAT TRAPS



This wet winter has sent many outdoor critters searching for shelter in indoor spaces – for several Vineyards residents, rats are still a problem. Landscape Committee chair Chris Burns writes: "I just caught a rat in my garage loft and one in the front closet about a week ago. They are ALL over! The rat-trap I've been using very successfully is very easy to use. You put the bait in from the bottom and squeeze the trap from the back to open and "load" it. I've had real good results using peanut butter for bait. I bought these at OSH."

These traps are available in several stores locally for about \$6 each or in packs of 2 for about \$10.

Here's another rat trap we've seen – the battery operated Rat Zapper seems good for the squeamish at

heart. It humanely kills mice and rats with a deadly shock. Hands-free, no touch, no view disposal reduces the yuck factor. Bait it with pet food or a high-protein bait like peanut butter.

This trap costs \$45 at OSH and \$42 at Home Depot.



NEIGHBORHOOD CLEANUP DUMPSTERS

The supersized Spring cleanup dumpsters have been ordered for 12th – 22nd May. Please store all your large unwanted items until then. If you cannot wait until the dumpsters arrive, and your unwanted item is "too good to throw away" please donate it to charity, post it on Craigslist / Nextdoor / Freecycle, or take it elsewhere.

Due to the density of our units and for aesthetic considerations, the Vineyards does not allow residents to leave out "curbside free stuff" on Vineyard Lane or next to the Dumpsters. Our municipal garbage contractors **do not** take random junk items away, so **do not** just abandon chairs, lamps, closet doors, or other small pieces of furniture in or around the dumpster area.

In the meantime, please flatten cardboard boxes before disposing of them in the recycle dumpsters. Larger sized Amazon, moving, and furniture boxes should be recycled in Dumpster #3, which can accommodate larger items.

SIGN UP FOR E-STATEMENTS and ONLINE PAY PORTAL

You save HOA money when you choose to receive your monthly assessment statements and the newsletter by email. It's easy to go green and receive your statements and newsletters, annual budget and financial audit documents directly by e-mail.

Have you registered on the Association's Pay Portal for monthly dues? The Pay Portal will allow you to view and manage your account. You can pay your monthly assessment by e-check at no cost to you or the HOA. Call or email CMS to register and sign up today!

LANDSCAPING NEWS



KOI POND

The Koi pond has had its second round of cleaning and is now 2/3 complete; we will need one more round at the beginning of Spring to finish the job. Both the Koi and the turtles are much more active with the warmer weather, and seem very happy with their cleaner pond!

CITRUS FRUIT

Our citrus trees are growing quite nicely and are producing more and more fruit. Everyone is free to partake of the fruit; however, when you do so, please limit your harvest to a couple of lemons, limes, and oranges at a time. Your neighbors also enjoy walking out of their front doors to pick a fruit for their favorite drink or dish.

If you need more than a few, please make a trip the local grocery store. Gene's is within walking distance. They would love to provide you with all you need.

PLANT CONTAINERS AND OTHER OBJECTS ON DECKS AND RAILINGS

Our decks and balconies can easily get damaged, especially by water trapped under potted plants. One of the major problems we see is dry rot – it is caused by moisture collecting under plant containers and other decorative objects set directly on the deck surface.

If you have plant containers on your deck or balcony, please lift them off the floor by placing them on something that allows air to flow underneath. Home Depot and OSH carry a number of wooden, clay or plastic products.

Also, keep in mind that each plant container on a balcony is limited to 100 lb. In addition to this, the CC&Rs state that the total balcony 'safe weight' limit, including furniture, is 800 lb.

Although our current documents do not specifically itemize them, any objects that are precariously balanced on a narrow railing present a falling risk to any people passing next to or below, and are often unsightly. Please refrain from placing any plants or other objects on top of fence posts, and fence or balcony railings.

REDWOOD TREES

The Landscape Committee is looking at the condition of the Redwood Trees. Most of our 150 Redwoods made it through the drought, but they will still need to be monitored to ensure they make a full recovery. The water content of soil samples taken about 18" below ground level will be closely monitored during the course of the year, in case we need some more rounds of deep watering.

Last year some of the deep soil samples taken in mid-summer were found to be bone dry. Redwoods can wither and when they do so they die off from the top; however, they often recover, as evidenced by Redwoods that are centuries old, and have survived numerous severe drought cycles.

Next time you walk around Vineyard Lane, look up! Redwoods that grow nearest to the coast are more exposed to storms and develop the most complex crowns. Damage from wind or fire stimulates new growth, and additional trunks will ascend from the main trunk and limbs. Several Vineyards Redwoods have crowns with two or more trunks. Look up and you will see two types of needles – the needles on most branches are broad and flat to catch available sunlight, but the needles near the top have tight scale-like spikes which reduce the evaporative surface for the drier conditions above. Redwoods need summer fog, and about 65 inches of rain a year; they suck moisture from the air, but can also create their own microclimate through transpiration through their leaves. In fact a Giant Redwood can release 500 gallons of water into the air!



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.

WALK WITH COMPASSION

Dates: 9:30am, Saturday March 25th

Activity: Walk With Compassion is raising funds to benefit children in the developing world who are suffering from extreme poverty. At the walk in Vasona Park, participants will journey through a real story of hope and redemption, learning about the obstacles children in poverty face everyday. The short, family-friendly walk is suitable for all ages.

Location: Vasona Lake County Park, 333 Blossom Hill Rd, Los Gatos 95032

Cost: free

Website: walkwithcompassion.com



HARRY POTTER AND THE CHAMBER OF SECRETS™ IN CONCERT

Dates: 8pm March 31st, 2:30pm 8pm Apr. 1st and 1:30pm Apr. 2nd

Activity: Symphony Silicon Valley performs music from "Harry Potter And The Chamber Of Secrets". Cars fly, trees fight back, and a mysterious house-elf comes to warn Harry Potter. Harry, Ron and Hermione will require all their magical abilities and courage to save Hogwarts!

Distance: 11 miles, 14 min

Location: San Jose Center for the Performing Arts, 255 Almaden Blvd, San Jose

Cost : \$45 - \$95

Website: <https://www.symphonysiliconvalley.org/concerts.php?pagecontID=262>



THE BREMEN TOWN MUSICIANS

Dates: 11am April 8th and 15th

Activity: A Grimm Brothers story set during the California Gold Rush with songs from the era. A donkey, a dog, a rooster and a cat, escape their humdrum lives and band together to seek their fortunes. This tale resonates with audiences of all ages!

Distance: 8 miles, 14 min

Location: Sunnyvale Community Center Theatre, Sunnyvale, CA

Cost : \$14 / \$22

Website: <http://www.brownpapertickets.com/event/2580118>



THE NEWSLETTER AT A GLANCE

The new Vineyards Governing Documents were officially recorded and adopted on March 21st 2017

New Governing Docs vote was 97 for to 14 votes against

Koi Pond cleaning almost complete

Register on the CMS website for Pay Portal

Next Board meeting – Thu April 13th @ 7pm

Would you like the surplus gym equipment?

Spring Clean-up dumpsters scheduled May 12th – 22nd

NEWSLETTER TEAM

Anna Scicinska, Carole Lunny, Linglin Niu

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.

