



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

Welcome wagon for new residents
welcomewagon@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:

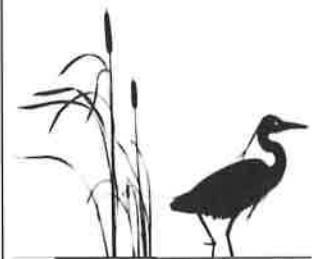
cs@communitymanagement.com

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



AUG/SEP 2017

THE NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled on Thursday Sep 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.

JULY NEWS

Save the date – the Neighborhood cleanup dumpsters will be back October 13th – 23rd. In the meantime, please do not dispose of unwanted large items like furniture or packing pallets in the regular trash dumpsters. These items add unnecessary additional expenses to the monthly garbage costs. Please set them aside in your garage and wait until the twice yearly pickup facility is on site or use a municipal garbage facility.

Remember to get new car parking stickers and update your Occupancy Form when you buy a new car or change renters. Vehicles with no identification that appear abandoned **risk being towed** at their owner's expense. Guests staying overnight or longer should place a clearly visible card on their dashboard with the unit occupant's car sticker number, however for personal security do not write any names or phone numbers.

Monthly HOA dues can now be paid by debit or credit card, as well as directly from your bank. It is quick and easy to set up secure access to your account through the CMS website. Once your account is set up, simply follow instructions on the CMS website or contact the Customer Service team at CMS for help or more information. You can also request a recurring reminder notice by text or email from CMS.

As Pool and BBQ Season continues, please follow the few well-intentioned dos and don'ts that make everyone's poolside experience safe, pleasant, relaxing, and neighborly! An adult must accompany and supervise children at all times. Please refrain from diving, running, screaming, loud music or any behaviors that may cause annoyance to other pool users or occupants of neighboring units. Since the Big Pool has no bathroom, families are strongly encouraged to use the Clubhouse Pool with its adjacent toilet, shower & changing facilities.

Local Electric Vehicle Fast Charge Station

The City of Saratoga has installed a new electric vehicle DC Fast Charge Station at Saratoga Library. This solar-powered station can charge electric vehicles with the fast charge feature in 30 minutes!

COMMUNITY NEWS

HOW TO ACHIEVE HARMONY BETWEEN NEIGHBORS LIVING UPSTAIRS AND DOWNSTAIRS OR SIDE BY SIDE.

In recent years, the Board has intervened in several long running issues regarding nuisance, specifically noise nuisance, between units. Condo living puts us in very close proximity with our neighbors, and some activities that we may not think twice about in a single family home may need to be reconsidered, and may have to be adapted. In this context, the term 'nuisance' can be defined in three ways:

- 1) an activity that unreasonably interferes with the use or quiet enjoyment of another resident
- 2) a use that creates conditions that are hazardous, noxious or offensive
- 3) a violation of a local, state or federal law (includes problems that stem from owners violating their HOA CCRs)

Let's start by considering the things that we cannot change, then move onto those we can change. In every part of the world that uses wooden construction, sound transmission within buildings is an inherent problem. Fact. These excerpts from a Canadian article explain some of the reasons very well (*Sound Control in Multi-Family Wood Frame Buildings*).

Architects must consider many interacting factors in designing a building, including structural integrity, fire safety, energy efficiency and noise control. The rigid assemblies required to resist high wind loads or earthquakes make noise control difficult because they are pathways for sound vibrations. Exterior walls and walls between apartments are common paths that conduct flanking noise. Continuous membranes that act as fire stops also provide pathways for the movement of sound vibrations from one dwelling to the next.

In addition to the above, given that The Vineyards complex was built in the 1970s, sound insulation between adjacent units cannot be expected to block 100% of 'noises from next door'. The very features which attracted all of us to The Vineyards – the tall cathedral ceilings, rustic construction, and spacious open floor plans – these things can and will amplify and allow some sounds to carry through floors, ceilings, and walls.

Mechanical vibrations and impacts, such as foot traffic, dropped objects, or objects sliding across a hard floor, also cause sound to move through construction materials. Impact sound insulation ratings depend greatly on the floor covering. The same basic floor structure can give extremely different ratings depending on the surface layer. A floor design that relies on carpet and under padding to control impact sound will be compromised if future occupants decide to remove the carpet.

This is one of the reasons why clauses in our CCRs 1) prohibit removing/moving walls without prior architectural committee approval 2) require replacement floor coverings to be the same type of material as in original construction. Owners of upper units in particular need to replace carpet with carpet, to maintain the insulation against sound transfer between units, and to avoid costly remediation. The CCR clauses include 8.02(g), 10.11 and 10.26. Please look them up in your copy of the Governing Documents or online on www.vineyardsofsaratoga.com.

However, the elimination of impact noise is nearly impossible because paths exist in all buildings that allow sound vibrations to bypass sound attenuation measures.

Condo living also requires some thoughtfulness and empathy for our neighbors. Watching a loud action movie on TV or practicing a musical instrument with the windows open, running across the floor in an upstairs unit, lighting a smoky grill directly below your neighbors balcony in a downstairs unit – all of these create a nuisance. The click of high heels on ceramic tile or hardwood floors will reverberate through both walls and ceilings. Jumping or running on the outer concrete stairs to upper units makes the walls of the building vibrate. Sometimes WE need to adjust our behavior.

In summary, owners of upstairs units are required to install only carpeting on appropriately thick insulation pads to attenuate noise transference, and must know that any heavy footsteps or stomping will almost certainly be heard downstairs. If noise complaints from neighbors above or adjacent to their units are verified, the Board may require Owners who install a hardwood floor to return to some form of soft coverings. If in doubt, ask the HOA!

A Cleaner, Greener Future for Saratoga Silicon Valley Clean Energy (SVCE) is a new electricity provider in Saratoga and its neighboring communities. It is a non-profit public agency that provides renewable and 100% carbon-free electricity to its customers. SVCE purchases clean electricity from the source, then works in partnership with PG&E, which delivers the electricity over existing power lines, and continues to maintain the lines and provide customer service. Your bill continues to come from PG&E, with SVCE generation charges replacing those from PG&E. For more information on SVCE and a list of FAQs, visit www.svcleanenergy.org or call 1-844-474-SVCE (7823).

A Breath of Fresh Air – Saratoga gets an “A” grade Over the past few years, the City of Saratoga has made consistent efforts to make the air in Saratoga a little cleaner. These efforts include prohibiting smoking in parks, public dining areas, service areas where people often wait and gather, 20 feet from entranceways, **multifamily housing common areas** (like The Vineyards), and outdoor worksites. As a result of these efforts, the American Lung Association awarded Saratoga with an A grade in the 2017 State of Tobacco Control Report for California and also recognized Saratoga as a City on the Rise for improving its grade from an “F” to “A” over the last few years.

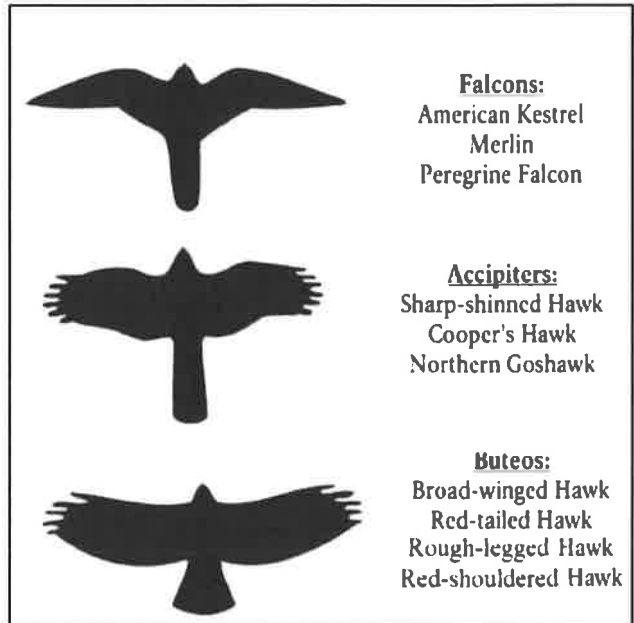
VINEYARDS BIRDS – PART 5 BIRDS OF PREY

Inspired by Don Stoner's list of birds seen at the Vineyards, which you can see on the Vineyards Website, this six part series parts will help you identifying some of the many birds we see at the Vineyards.

Raptors are usually divided into two categories – either diurnal (daytime) or nocturnal (night-time) hunters. Some nocturnal raptors also hunt just before sunrise and during and just after dusk. Most owls are nocturnal. Nocturnal raptors rely on hearing more so than vision, which is the opposite for diurnal raptors whose vision far exceeds their hearing. Diurnal raptors include birds from the eagle, vulture, falcon, accipiter, and buteo families.

The American kestrel is the smallest and most common falcon in North America. It sometimes hovers in the air with rapid wing beats while homing in on prey. Its diet typically consists of insects, lizards, mice, and small birds. Because of their speed and hunting prowess, falcons are some of the most favored birds for sport hunting in falconry.

Hawks are generally divided into accipiters (forest hawks) and buteos (grassland hawks). There is a great deal of overlap, however, between the two types and their preferred habitats. Accipiters are relatively small, slender forest hawks with rounded wings and long tails that give them excellent flight maneuverability, whereas buteos are larger hawks with broad wings and relatively short tails.



Three types of hawk have been observed at the Vineyards. The Northern Goshawk is a medium-large raptor mostly found in the western United States. The Red-tailed hawk breeds throughout most of North America. The hawk males are smaller than females. They were once thought to be averse to cities and towns, but are now fairly common urban and suburban birds. Although they are common in some areas in the west, Cooper's Hawks were listed as endangered, threatened, or of special concern in 16 eastern states as recently as the early 1990s. The cities provide plenty of rock pigeon and mourning dove for the Cooper's hawk to prey on. Pairs will breed once a year and raise one brood per breeding season.

The largest raptor you might see hovering over The Vineyards is a Turkey Vulture, also known in some North American regions as a turkey buzzard (or just buzzard). Vultures are scavengers and feed almost exclusively on carrion. With their keen eyes and sense of smell, vultures fly low enough to detect the gases produced by decay in dead animals. In flight, they use thermals to move through the air, flapping their wings infrequently. Vultures lack a syrinx – the vocal organ of birds – their only vocalizations are grunts or low hisses.



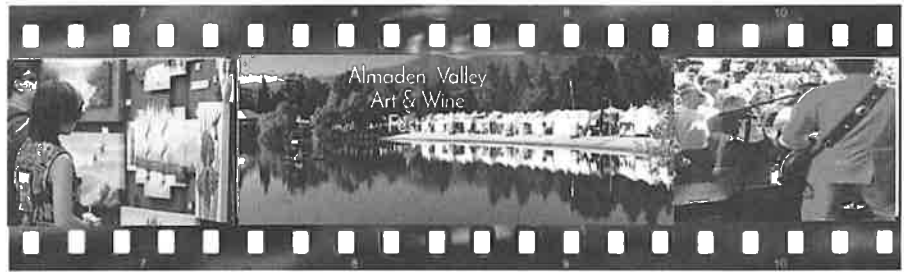
Great Horned Owl with its long, earlike tufts, and intimidating yellow-eyed stare, is the quintessential owl of storybooks. This powerful predator has a deep hooting voice. Although it can take down birds and mammals even larger than itself, it also dines on daintier fare such as tiny scorpions, mice, and frogs. It's one of the most common owls in North America, equally at home in deserts, wetlands, forests, grasslands, suburban backyards, and cities.



NEXT MONTH – PART 6 The final part of our Vineyards Birds series will look in depth at one of the most popular feathered visitors to our patios – the tiny Humming Bird.

UPCOMING LOCAL EVENTS

If you know of an upcoming event you think other Vineyards residents would enjoy and like to hear about, please e-mail the full details to grapevine@vineyardsofsaratoga.com.



SARATOGA EATS

Dates: Aug 25th 5 – 9pm **Distance:** walking **Location:** corner Cox Ave / Saratoga Ave
Activity: Food trucks. Balloon twisting and face painting. Classic cars. Music from radio station KFOX 98.5.
Cost: free entrance, food
Website: <http://saratogaeats.com>

LOS GATOS PARK DANCE 2017

Dates: Sep 2nd **Distance:** 5 miles **Location:** Oak Meadow Park, Los Gatos
Activity: Dancing under the stars at Los Gatos beautiful Oak Meadow Park. End your summer with a fantastic night of community, friends and live music, while dancing under the stars.
Cost: Free
Website: <http://www.lgmip.com> or <http://business.losgatoschamber.com/events/details/los-gatos-park-dance-2017-6869>

SANTA CLARA ART & WINE FESTIVAL

Dates: Sept 16th, 10am-6pm & Sep 17th, 10am-5pm **Distance:** 6 miles **Location:** Central Park, Santa Clara
Activity: Kids Kingdom, artist's booths, international foods, wines, micro-brewed beer, live music on three stages.
Cost: free
Website: <http://santaclaraca.gov/visitors/art-wine-festival-3746>

ALMADEN ART AND WINE FESTIVAL

Dates: Sept 17th **Distance:** 10 miles **Location:** Almaden Lake Park, San Jose
Activity: Enjoy gourmet food trucks and listen to live music while sampling beer and wine. Shop for unique creations from local artists and craft vendors. The Kid Zone offers a variety of crafts, carnival games and rides.
Website: www.everfest.com/e/almaden-valley-art-wine-festival-san-jose-ca

TRIBUTE TO THE BIG BANDS at the FLINT CENTER

Dates: Sep 17th, 3pm **Distance:** 5 miles **Location:** De Anza College, 21250 Stevens Creek Blvd, Cupertino
Activity: Celebrating the Big Bands from the 30s to today.
Cost: Single show tickets: Adults \$45/\$55, Seniors \$40/\$48, Youth \$20/\$48 (plus ticketmaster service fee)
Call 1-800-745-3000 or in person at the Flint center box office. Season Tickets available.
Website: www.ticketmaster.com/Flint-Center-tickets-Cupertino/venue/229530

THE NEWSLETTER AT A GLANCE

Keep your parking stickers up to date
Saratoga gets 'A' grade for clean air
New fast vehicle charge station at Saratoga Library

Next Board meeting – Thu Sep 14th @ 7:00pm
Save large trash items for the October cleanup dumpsters
How to avoid upstairs-downstairs noise issues between units

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, Carole Lunny, Par Moroak

