



The Grapevine



September 2018

BOARD OF DIRECTORS

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

VINEYARDS WEBSITE

www.vineyardsofsaratoga.com

- Monthly newsletter
 - HOA forms and documents
 - Bylaws, CC&Rs, Rules and Regulations
 - 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:

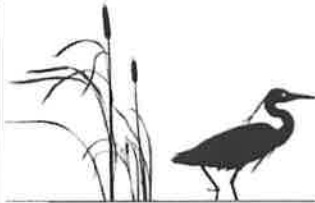
cs@communitymanagement.com

Telephone 408-559-1977

Fax number 408-559-1970

Bill Oldfield, Association Manager
boldfield@communitymanagement.com

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



THE NEXT BOARD OF DIRECTORS MEETING

The Board meeting will be held on Thursday October 11th 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.



© Can Stock Photo - csp3213885

Wine Tasting

Fall Wine Tasting on Friday, October 26 at 7:30pm. The theme will be California wines. Please bring one bottle per unit (value of \$15 - \$25), an appetizer to share, and wine glasses. Make sure you arrive on time – the tasting starts promptly at 7:30PM. Many thanks to Carole D. for organizing these events!

Renting out your unit?

If you are thinking about, or already are, renting out your unit please make sure to thoroughly read section 4.02 of the CC&Rs, which provides the rules relating to rental of your Condominium.

There's a rule about that.

The CC&Rs and Operating Rules cover everything from maintenance responsibilities to picking fruit from plants in the common area and many other areas. All owners and residents of The Vineyards of Saratoga are bound by these rules. You can find both of these documents on the Vineyards website,

http://www.vineyardsofsaratoga.com/rules_regulations.htm

COMMUNITY NEWS

The fall dumpsters. Twice a year the Vineyards provides larger dumpsters for convenient disposal of unwanted oversized items. It's time to gather your bulky giveaway items. The dumpsters should be onsite around mid-October. Specific dates and further details will be posted as soon as available.

In the meantime – no oversize trash in the dumpster enclosures!

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!

Spa Covering

Several users have been leaving the spa cover off after they finish using the hot tub – please always replace the cover to reduce energy wastage. We will be checking security video footage to identify the people concerned, but if you know anything about this please save us some time and contact CMS or a board member.

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!



Speeding drivers risk startling or hitting pedestrians,

pets, and children.

PLEASE

Drive below 15 MPH!!!



Contact Info Update Sheet

Return to Community Management Services Inc
 Mail to: 1935 Dry Creek Rd, Suite 203 Campbell, CA 95008
 Email to: cs@communitymanagement.com or your Association
 Manager
 Fax to: 408-559-1970

**Unless listed as optional all information
is required**

Date: _____

Homeowners Information

Unit Address _____

Owners Names _____

Primary Address _____

Street Address _____

City _____ **State** _____ **Zip Code** _____

Secondary Address
Optional **Street Address** _____

City _____ **State** _____ **Zip Code** _____

Phone Numbers
(One number is required) _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Email addresses
Optional _____

Emergency Contact Name _____

Emergency Contact Phone Number _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Residence Status Owner Occupied Rented/Leased Vacant

Tenant Information

Tenants Names _____

Primary Address

(If different than unit address)

Street Address _____

City _____

State _____

Zip Code _____

Phone Numbers

(One number required)

Email Address

(Optional)

Emergency Contact Name _____

Emergency Contact Phone Number _____

Resident since _____