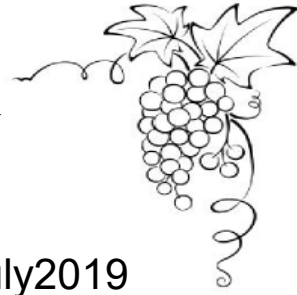




The Grapevine



July 2019

BOARD OF DIRECTORS

President	Jim Foley
VP	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.

The Vineyards of Saratoga uses **Next Door** to post important notifications for residents. Residents are highly encouraged to join the group. <https://nextdoor.com/city/saratoga--ca/>

Welcome wagon for new residents

welcome@vineyardsofsaratoga.com

HELPFUL CONTACTS Community Management Services To report problems with outdoor lights or sprinklers please call or email CMS customer service:

cs@communitymanagement.com

Association Manager

Bill Oldfield

boldfield@communitymanagement.com

Contact the Association Manager if you have questions about rules, repairs, or other things related to the Vineyards

THE NEXT BOARD OF DIRECTORS MEETING

The Board meeting will be held on Thursday August 8th 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.

Congratulations on starting our Neighborhood Watch group!

Our group is shown on the City's Neighborhood Watch map, which can be accessed from the City's website at www.saratoga.ca.us/neighborhoodwatch. We will be required to hold and report an annual gathering. We are all set for 2019, but don't forget we are required to have another meeting in 2020, then once a year. Plus it is always good to know and help your neighbors!

We should have new Neighborhood Watch signage for the perimeter soon.

We still have enough cling-on stickers for your glass doors and windows, two for each household and possibly extras. Please email your unit number and we can deliver right to your doorstep.

Any questions please email us at nw@vineyardsofsaratoga.com

Member Information List

The By-Laws of Vineyards allow Members (owners) to request a list of contact information for all the Members of the community. To protect your privacy there is an option to "opt-out" of being included on this list. A form can be found on the Vineyards website under the forms section. <http://www.vineyardsofsaratoga.com/forms.htm>. If Members do not want to be included on this list it is their responsibility to "opt out."

Gophers @ Vineyards

We are experiencing a lot of gopher and mole activity around the Vineyards. We have engaged a company to help eliminate these little critters. If you see any fresh holes, dirt mounds or burrows around in the lawns or in the dirt, please email landscaping@vineyardsofsaratoga.com. Let us know where you have spotted this activity by emailing us the nearest unit and if is in the front of the unit, by the back fence or wherever. Thanks for the help.

The Sneaky Leaks

The water bill at The Vineyards is one of our biggest expense. To address this, we are in the process of repairing some underground plumbing. As individual residents, we can all help reduce the costs for water as well. One culprit that can go unheard and unnoticed for a long time is a leaky toilet. To check out yours, put a drop or two of food coloring in the tank. Do not flush. Wait awhile and see if the clear water in the bowl takes on that color. If it does, you have a leaky toilet. Usually minor adjustments or replacement of the clapper may be all that is needed. Good sleuthing to you as you search out those sneaky leaks.

VINEYARDS ANNUAL POOL LUAU PARTY



Saturday, August 10, 2019
4:00 PM - Large Pool

Flip flops, Hawaiian shirts and attire encouraged



Potluck - Bring your favorite dish(es) to share:

Appetizer, Main Dish, Casserole, Pizza,
Pasta, Salad, Dessert, Drinks, etc.

We'll have the BBQ going for those who want to
bring & BBQ their own burgers, dogs, steaks, etc.

We'll Provide:

Plates, glasses, utensils, BBQ tools, condiments

COMMUNITY NEWS

Home Improvements

Before making any improvements to your property, inside or out, please make sure you confirm as to whether you require Board approval for your improvements. Not getting approval that may be required could turn out to be costly in the event you may be required to undo the changes made. All that is needed to confirm this is to review the Vineyards CC&R's and/or contact the Association Manager of a Board Member before making changes.

Flooring

Section 10.26. of the CC&Rs states "Floor Coverings. No alteration in the type of floor coverings of the Unit may be made which will result in an increase in sound transmission into any other Unit. Only soft-cover floors may be installed on floor levels located above and adjacent to any other Unit, except for Replacement of any hard coverings in kitchen, bath or other areas where such hard coverings were originally installed.

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.

Check your statements!

Please make sure you check your statements. Occasionally an issue with a payment will occur and a late fee will be assessed. Unless you check your statement you will not know and get behind on your dues.

E-Statements

Did you know you can sign up to get your statement via email? Signing for e-statements reduces your mailings by the Association? This can save the Association several hundreds of dollars each year in operating costs, which in turn helps keep Homeowner dues lower! Signing up for e-statements also greatly reduces the risk of notices being lost on their way to you. The form to sign up has been posted on the Vineyards website. http://vineyardsofsaratoga.com/Forms/forms_Email_Consent_2014.pdf

Return completed forms to Community Management Services

Coyote Warning

Recently there has been a higher than normal number of coyote attacks in Saratoga. Please remember coyotes are wild animals and need to be treated as such. Pets and pet food should not be left out overnight.



**Speeding drivers risk startling or hitting pedestrians,
pets, and children.**

PLEASE

Drive below



15 MPH !!!