



The Grapevine

September 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 October 10th 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.

Contractor Trash Violations

Please ensure any contractor working on your property is well informed about the policies and procedures for disposing for trash and/or recycling at Vineyards of Saratoga. If a contractor in your employ improperly disposes of anything you will be responsible for their actions.

Fine Hearings for Garbage or Recycling

Numerous notices have been posted and sent about the proper disposal of trash and recycling at the Vineyards of Saratoga. Warning letters for violations for improper disposal of either will no longer be sent and a fine hearing will be called.

Do you rent?

Ensure you are thoroughly familiar with section 4.02 of the CC&Rs. Here are a couple key points. 1. Tenants are obligated to comply with the CC&Rs and Operating Rules. The homeowner will be held accountable for any violations. 2. You must supply the HOA, via the Association Manager, a copy of the lease and submit an occupancy form within 14 days of signing a new lease. 3. If you are not currently leasing your property you may be required to obtain permission for the Board of Directors prior to leasing the property.

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 will be dropped off on October 11th and picked up on October 21st.

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

COMMUNITY NEWS

Fence Clearance

Please ensure dirt is not touching the bottom edges of your fences. Dirt continuously touching the wood causes damage to the fence. There should be at least two inches of clearance between the ground and the bottom of the fence.

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.

Patio Maintenance

Section 8.02 (b) (1) of the CC&Rs states "Each Unit Owner shall keep those portions of the Exclusive Use Common Area to which the Owner has exclusive easement rights, including the garage, clean, free of debris and in a neat and orderly condition." Patios are also Exclusive Use Common Area. Please ensure you to not allow leaves and other debris to accumulate on the patios.

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.

Neighborhood Watch Stickers

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



Speeding



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

PLEASE

Drive below 15 MPH !!!