



The Grapevine

October 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 November 14 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.

CLOSED for LUNCH

The offices of Community Management Services are now closed during the lunch hour. The reason for this change is to allow our Customer Service personnel to better serve our clients during the rest of the day by having all of our customer service people available at their desks from 8am to 12pm and from 1pm to 5pm. We hope this does not inconvenience you too much. Please call our office at (408) 559-1977 if you have an questions.

CMS HOLIDAY for 2019 office CLOSED

November 28th, November 29th

December 24th, December 25th

December 31st

January 1st, 2020

Holiday Season—Packages

The holiday season is fast approaching. It's a time of merriment giving and crime. Please have packages delivered only when they can be delivered directly or brought inside almost immediately.

COMMUNITY NEWS

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.

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

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 !!!

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.

But I have written up a new section on feeding animals.

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.

Do Not Feed Critters

It is important not to feed any of the wild animals are Vineyards. Even though they are cute and fuzzy squirrels are wild animals and should not be fed. Feeding any wild animal can have unintended consequences, like attracting coyotes.

Patio & Deck Cleanup

Please make sure you keep your patios clean and tidy. Properties that look nice are more valuable than those not well maintained. Leaving large amounts of leaves, unmanaged plants, and other debris also provides mice, rats, and other animals attractive places to make a home. The maintenance of patios and decks is also required by the CC&Rs section 8.02 (b) (1).

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.

Time Change—Fall Back November 3rd

- Set your clocks back one hour on Sunday, November 4th
- Clean dryer vents
- Check your heaters and change your furnace filters
- Change the batteries and test your smoke alarms carbon monoxide detectors