



# The Grapevine

February 2020

## BOARD OF DIRECTORS

<b>President</b>	Jim Foley
<b>VP</b>	Michael Toback
<b>Secretary</b>	Laurel Smith
<b>Treasurer</b>	Gloria Felcyn
<b>Director</b>	Nora White
<b>Director</b>	Jeff Klopotic
<b>Director</b>	Tom Schmidt

## THE NEXT BOARD OF DIRECTORS MEETING/ ANNUAL MEETING

The Board meeting will be held on Thursday March 12, at immediately following the annual meeting. 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.

## VINEYARDS WEBSITE

[www.vineyardsofsaratoga.com](http://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](mailto: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](mailto:cs@communitymanagement.com)

## Association Manager

**Bill Oldfield**

[boldfield@communitymanagement.com](mailto:boldfield@communitymanagement.com)

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

## Annual Meeting In February

The Annual meeting which was supposed to be held on Thursday February 13th has been rescheduled for March 12th. The annual meeting gives you an opportunity to meet the Board of Directors and neighbors in the community, get an update on projects from 2019 and hear about projects planned for 2020. All homeowner are invited, and encouraged, to attend. If you have not submitted it, please review the documentation and return ballot as instructed.

## Pet Responsibilities

The board would like to remind all pet owners that dogs must be on a leash when in the common area and should always be supervised. Pets shall not be chained or tethered to the front of the units or in the common area, and owners should promptly remove pet waste deposited on the property. Owners bringing a pet onto the property should be solely responsible for the conduct of their pet.

## Increased Security

With the rash of break-ins and violations of Association rules during 2019 the Board of Directors is working to increase security at Vineyards. The camera system has already been upgraded to provide better coverage of vehicles entering and leaving the complex. The Board has also put a camera in place to monitor garbage enclosure three. The Board plans to get security cameras in place to monitor all mailboxes and garbage enclosures.

## Large Item Pick Up

Large items such as old mattresses, water heater, and other large items should not be stored in the upper deck or lower patios, nor should they be placed in the garbage enclosures. If you have large items that you would like to dispose of please contact "Silver Spurs Hauling" at 408-254-2159. The owner is Eduardo and he is very reasonable. Let him know you are with the Vineyards of Saratoga HOA and that he was recommended to you by CMS.

## 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.

### 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](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 !!!**