



The Grapevine

September 2020

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/>

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.

Garbage & Recycling

Additional garbage costs can be avoided If everyone flattens cardboard boxes before putting them into recycle containers and no one abandons any items on the ground. The garbage collection vehicles will not pick any items from the ground, and if their access is blocked may refuse to take the dumpster out of the enclosure. This is an ongoing problem, especially around dumpster number 3. No items of unwanted furniture or household goods should EVER be abandoned in or next to the dumpster enclosures.

Contractor Trash Violations

Please ensure any contractor working on your property is well informed about the policies and procedures for disposing of 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 Hearing for Garbage or Recycling Violations

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.

Dumpster Days

Please remember that Vineyards of Saratoga has dumpsters brought in twice a year. This is the time to dispose of larger items that are not appropriate for disposal in the garbage bins. Dumpsters will next be onsite October 9th—19th. Not all items are allowed. Please make sure to review notices posted on the dumpsters before leaving items

The Pools are Closed

Until further notice the "pools" are closed. Fines for use of the pool, can, will, and have been imposed. You are welcome to, following proper social distancing, use the pool decks.

THE NEXT BOARD OF DIRECTORS MEETING

The Board meeting will be held on Thursday October 8, at 7:00PM. Details about attending the meeting will be post in the community at least four days prior to the meeting. You can also email the Association Manager for further details on attending the meeting. 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.

COMMUNITY NEWS

Pest Management

The HOA employs various pest management companies to deal with pest in the common area. If you see a problem with pests in the common area please contact the Association Manager or a Board member. Please do not take any pest management actions, traps, poison, bait stations, etc, in the common areas.

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. The best way to avoid a problem is to check with the Association Manager or a Board member prior to installing new flooring.

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

Walkers Advisory

Please be aware that even with all the lights at the Vineyards there are areas of the roads that are still quite dark. If you are walking on or near the roadways at night please make sure you are wearing clothes that will allow you be easily seen. Even with reflective clothing it is still recommended you be mindful of your surroundings especially approaching vehicles.

Let's Upgrade

Homeowners are welcome to have upgrades done on their units. But please make sure to take the following steps before making any changes. 1. Review the operating rules and CC&Rs. Many repairs require approval from the Board of Directors. 2. Find a properly licensed and insured contractor to perform the work. 3. Submit required forms and documentation to the Association Manager. 4. After you have received approval proceed with the work. 5. Some modifications require inspection when completed. You will be notified if this is required. If you are notified it is your responsibly to notify the Association Manager when work is done so an inspection can be arranged.



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

PLEASE

Drive below 15 MPH !!!