



# The Grapevine

January 2021

## 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>	Charles Sudderth
<b>Director</b>	Jeff Klopotic
<b>Director</b>	Tom Schmidt

## 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 the Association Manager

### 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 Members & Board of Directors Meetings

The Board meeting will be held on Thursday February 18, 2021. The meeting will start immediately following the Annual Membership meeting. The agenda for the Annual meeting was sent with the ballot packet. 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.

## 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."

## Lights Out?

If you see a light out in the common area please report it to the Association Manager. All the lights at the Vineyards have labels identifying them. If possible please provide this information when reporting the light

## Upcoming CMS Holidays 2021

February 15th

May 31st

July 5th

The CMS office will be closed on the above dates. There will be a manager on call to handle emergencies. If you have an emergency please call 408-559-1977 and dial through to the on call manager.

## **COMMUNITY NEWS**

### **Rental Reminder**

Any owner who rents or is considering renting out their property is highly encouraged to carefully read section 4.02 of the CC&Rs. Here are a few highlights. 1. Owners who purchased property after March 21, 2017 must get permission from the Board to rent their property. 2. The owner is required to provide a copy of the lease and contact information to the HOA. This information should be sent to the Association Manager as soon as you sign the lease. 3. The lease is required to include acknowledgement of receipt and understanding of the CC&Rs and Operating rules. Tenants are required to follow all of the rules of the Association. 4. The homeowner will be held responsible for violations of the rules by tenants.

### **Additional garbage costs can be avoided**

Please flattens cardboard boxes before putting them into recycle containers and do not leave any items on the ground. The garbage collection drivers will not pick any items from the ground, and if their access is blocked, they may refuse to take the dumpster out of the enclosure. This is an on-going 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 for trash and/or recycling at Vineyards of Saratoga. If a contractor in your employ improperly dis-poses 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 for any violations.

### **No Soliciting**

The Vineyards has a strict no soliciting policy . Board members have the right to call the Sheriff to have trespassers escorted off the premises. There are no exceptions. This is the time of year when we typically start to see an uptick in door-to-door callers, people leaving advertising fliers at mail boxes, and the like.

### **Slow Drainage**

If you notice your shower or toilets are draining slower and slower you should have your drain lines checked. Homeowners are responsible for the drain lines from inside the unit to the cleanout. The HOA is responsible for the drain lines from the cleanout to the sewer.