



# The Grapevine

February 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

## Board of Directors Meetings

The Board meeting will be held on Thursday March 11, 2021. The meeting will start at 7PM. 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.

## Mailbox Issues

There have been, and currently are, several issues with mailboxes at Vineyards of Saratoga. Mailboxes are not the responsibility of the HOA. They are not even mentioned in either the CC&Rs, the governing documents of the HOA, or the reserve study. The reserve study lists all items the HOA is responsible for maintaining.

Despite these facts the Board of Directors has been working on getting the United States Postal Service, who is responsible for the mailboxes, to take care of them. There have been a number of correspondence via email and on Next Door about this issue. If you are affected by an issue with one of the mailboxes and have not received any of these correspondence please contact the Association Manager

## Walking at Night

If you are out walking around the Vineyards at dusk or after dark, please wear light colored clothing and use a flash light or the flash light on your phone. People in cars have trouble seeing you if you are wearing all dark clothing. Carrying a light is the best option. We have had a few close calls. It would be very tragic if someone got hit by a car in here!

## **COMMUNITY NEWS**

### **Election Results**

Jim Foley 73 votes Elected

Tom Schmidt 73 votes Elected

Charles Sudderth 67 votes Elected

Grace Howley 9 votes Not Elected

IRS Resolution 76 Yes/ 2 No/ 1 Abstain Approved

2020 Minutes 76 Yes/ 0 No/ 1 Abstain Approved

### **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 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 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.

### **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.

### **Parking Enforcement. & Information**

Please remember that all vehicles that will be parked at the Vineyards on a regular basis must be registered with the HOA and display a HOA parking sticker. The Board of Directors enforces the HOA rules. Residents should not take it upon themselves to take any enforcement actions. If you see a violation of the rules please report it to the Association Manager.



# The Vineyards

## 2021 ANNUAL MEETING

### 2020 GOALS & EVALUATION

### 2021 GOALS



# The Vineyards

## 2020 GOALS & EVALUATION

- Completed Roof Project 😊
- Map Sewer Cleanouts/Lines 😊
- Pool Chemical System & Spa Pumps 😊
- Complete Comcast Repairs 😊
- Lighting Project - Huge Undertaking 😊
- Creek Slide/SCVWD Project 😞
- Increased Camera Surveillance 😊
- Rats! 😊
- Garbage/Trash Ongoing Problem\$\$\$ 😞



# The Vineyards

## 2020 GOALS & EVALUATION

### ADDITIONAL ACCOMPLISHMENTS

- Landscape Committee 😊
  - Pavers and Redwood Irrigation by Clubhouse
  - Redwood/Oak Deep Watering & Treatment
  - Composting Bins
  - Street Cleaning
- ~~Super Bowl and Summer Pool Parties~~ 😞 😞 😞 😞
- NO COVID @ THE VINEYARDS????????



# The Vineyards

## 2021 GOALS

- SECURITY – Front Gate Installation!
- Lighting Project - \$1M?
- More Video Surveillance
- Interim Security Guard?
- New Housing Laws – CC&Rs?
- Garbage/Trash ???
- Mailbox Maintenance and Repair – USPS
- No COVID! – Pool/Party Time?