



The Grapevine

February 2021

BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Charles Sudderth
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 the Association Manager

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

Board of Directors Meetings

The Board meeting will be held on Thursday April 8, 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.

Assessment Increase

Effective April 1st the HOA dues (assessment) increased to \$530. Notification about this was sent out with the annual budget but the Board of Directors wants to ensure everyone is aware of this change. Because of a change in California law any automatic payment you have setup will not automatically increase. If you are setup for automatic payments you will need to ensure the payments are adjusted. If you have automatic payments setup through Community Management Services and need assistance please contact the Association Manager

Mailbox Issues

The United States Postal Service (USPS) has, without officially acknowledging they are responsible, repaired or replaced the mailboxes that were not being delivered to. Despite not being assigned any responsibility for the mailboxes the Board of Directors is continuing to work on ensuring the USPS official acknowledge their responsibility for the mailboxes at Vineyards. This will ensure a more expedient response to future issues

Spring Dumpsters

Twice a year the HOA has dumpsters brought onsite for disposal of large items. The spring dumpsters will be on site May 13th—24th.

COMMUNITY NEWS

Citrus Criminals / Lemon Looters

Once again someone has all but stripped a number of our citrus trees of the fruit. This fruit is meant to be shared by all residents. Obviously, some of our residents have not learned how to share well with others. Please think of others and only take 1 or 2 lemons, Meyer lemons, limes, or oranges at a time. Other residents count on being able to step out their front door to pick a fruit or two for dinner or a drink. The fruit will last on the tree quite a long while for all to enjoy over time. If you need more than a couple, please purchase them at the store and let the rest of us also enjoy the fruit growing around us.

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. New rentals will not be approved if the percentage of rentals is a 25% or higher. At this time the percentage of rentals has exceeded 25%. 3. 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. 4. 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. 5. The homeowner will be held responsible for violations of the rules by tenants.

Additional garbage costs can be avoided

Please flatten cardboard boxes before putting them into recycle containers NOT the large green dumpsters 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 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.

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.

Vehicle Registration, 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. If your vehicle is not registered with the HOA and/or does not have a sticker it may be tagged or towed. 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.