



The Grapevine

August 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

Heard it through The Grapevine???

Do you read The Grapevine? Do you find it valuable? The HOA spends a lot of money annually on printing and distribution of the newsletter. The Board is considering discontinuing them. If you read, and find value in, the newsletter please email grapevine@vineyardsofsaratoga.com

Board of Directors Meetings

The Board meeting will be held on Thursday September 9, 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.

NO SMOKING

There is no smoking, outside or inside common area facilities, allowed anywhere on the Vineyards property. Section 1.15 of the Operating Rules states, "Smoking is prohibited everywhere at The Vineyards."

COMMUNITY NEWS

See Something Say Something

The Board of Directors is asking for the Community's help in enforcing the rules and making the community a safer place to live. Community members should not take it upon themselves to enforce the rules but they should report violations to the Association Manager, contact details on page one, with as much details as possible. Taking pictures and sending them is very helpful. There are two issues in particular that are recurring problems. Improper recycling and use of the trash areas. Not only does this cause an inconvenience to other community members but it actually costs the HOA, and all homeowners are part of the HOA, money.

Did you know... from the Landscape Committee

From the Vineyards Operating Rules – Section 4 Landscaping & the CC&R's - ARTICLE VIII – Maintenance

- Planters on balconies shall have an airspace below and plants on balconies shall be watered so as to prevent damage to the balcony surface.
- Patios shall be kept clear of trash, weeds and invasive plants.

You can find the full Vineyards Operating Rules and CC&R's at http://www.vineyardsofsaratoga.com/rules_regulations.htm

We encourage you to periodically go over all of these rules!

Rental Reminder

Any owner who rents or is considering renting out their property is advised 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 at 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.

Water Conservation

As you know California is currently experiencing a drought. Here are some of the top tips for conserving water.

1. Turn off the faucet while brushing your teeth.
2. Only run the washing machine and dishwasher when you have a full load.
3. Use a low flow shower head and faucet aerators.
4. Fix leaks.
- 5.** Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.

NO PETS

No pets are allowed at either of the pools. Section 8.1.8 of the Operating Rules states, "Pets are not allowed in either pool area."

Overnight Guest Parking

If you have a guest parking overnight you must leave a note on the dashboard of the vehicle. Section 10.5 of the Operating Rules states, "Overnight guests are required to place a note on the dashboard indicating the parking permit number of a vehicle owned by the host Resident."