



# The Grapevine

September 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

## 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](mailto:grapevine@vineyardsofsaratoga.com)

## Board of Directors Meetings

The Board meeting will be held on Thursday October 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.

## Automated Assessment Increase

The HOA's bank has partnered with a company so it may now, again, change automatic payments to match the assessment. If you are signed up for automated payments through the bank you will, if you have not already, be contacted by the bank directly about this change being made.

## 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.

### **Semi-Annual Cleanup**

Dumpsters will be delivered on Friday October 8, 2021 and be removed on Tuesday October 19th, 2021. Please remember, no pretreated wood, concrete, dirt, tires, engine parts, televisions, mattresses, unbroken furniture, computer monitors, refrigerators / freezers, medical or hazardous waste allowed inside debris box.

### **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.

### **Common Area Access**

The Board of Directors recently upgraded the system used to provide members of the community with access to common area facilities. This upgrade allows the Board to access and update the system. The system is currently being updated so it listed the fobs by last name and unit number. It has been discovered that some of the information we have documented is out of date. If we do not have current information when a fob is updated the fob will be temporarily disabled. To get the fob reactivated please contact the Association Manager.

### **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."

### **Sign Up for E-Statements**

You save HOA money when you choose to receive your monthly assessment statements and the newsletter by email. It's easy to go green and receive your statements and newsletters, annual budget and financial audit documents directly by e-mail. If you are interested contact the Association Manager