



The Vineyards

2022 ANNUAL MEETING

2021 GOALS & EVALUATION

2022 GOALS



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2021 GOALS & EVALUATION

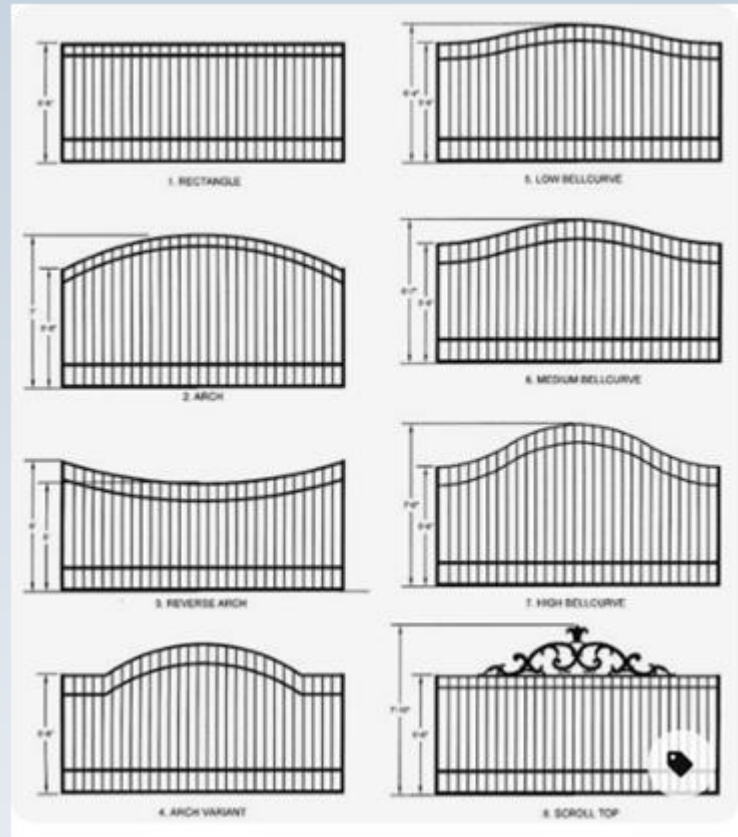
- SECURITY – Front Gate Installation! 😊
- Lighting Project - \$1M? 😊
- More Video Surveillance - Tom 😊
- Interim Security Guard? – Too Expensive 😞
- New Housing Laws – CC&Rs? 😊
- Garbage/Trash ??? 😞
- Mailbox Maintenance and Repair – USPS 😊
- Ongoing Landscaping & Tree Maintenance 😊
- ~~No COVID! – Pool/Party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



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2022 GOALS

- **SECURITY – Front Gate Installation!**

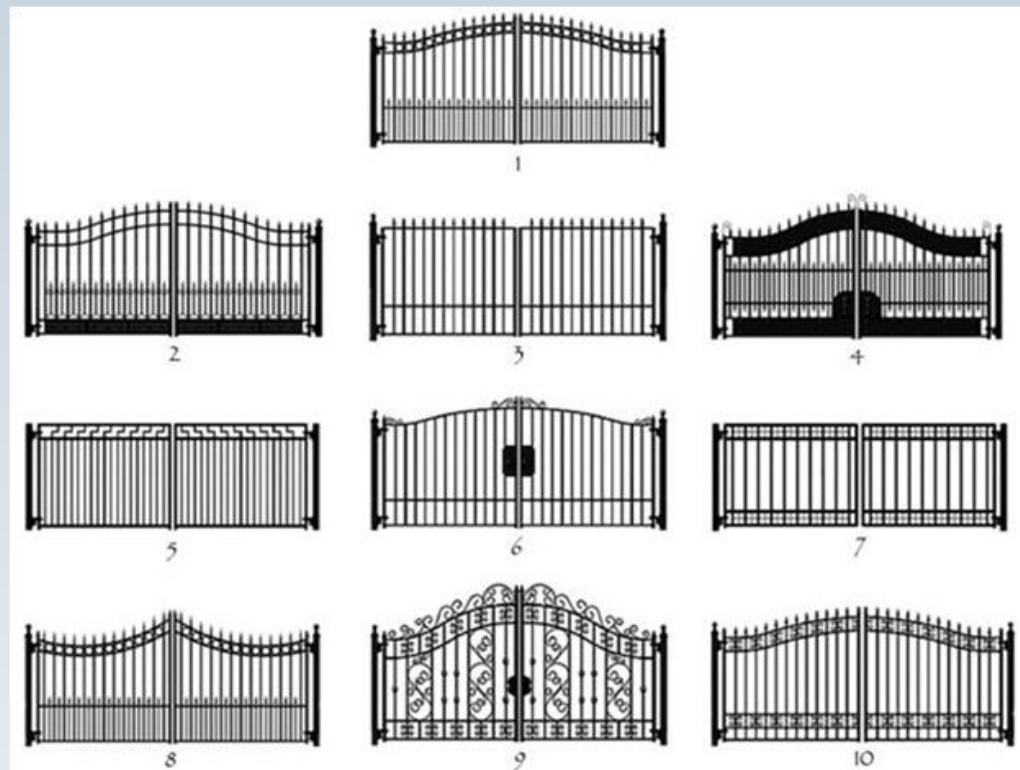




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2022 GOALS

- **SECURITY – Front Gate Installation!**





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2022 GOALS

- SECURITY – Front Gate Installation!**

Detail Key			
1	2" SQ X 11GA FRAME		
2	#11 VINEYARD STYLE IRON CASTING		
3	#45-8347 3/4" SQ CAST IRON COLLARS		
4	CNC CONCEPT SIGN, VS INITIALS		
5	3/4" SQ X 16GA PICKETS (4 3/4" OC)		
6	1" SQ X 16GA PICKETS		
7	DECORATIVE TRIM		

**PLEASE NOTE
DRAWING IS OUTSIDE
LOOKING IN**

#11 VINEYARD PANEL

QUANTITY 2 Gate Sets (Doubles)	MATERIAL Pre Galv Tube/ Cast Iron Others	COLOR Antiqued Bronze (Zinc primer base)	DATE SENT
Customer Name: Steel Fence Co	PO# / Project Name: Quote - Grapevine Gate	NOTES	01/20/2022
Customer Signature: _____	Date: _____	CONCEPT DRAWING - Features can be adjusted	Western States Iron Works P: (818) 771-2548 F: (818) 771-4350 wsiroonworks.com Drawing Copyright 2020
PLEASE NOTE: BY SIGNING YOU ARE ACKNOWLEDGING THAT ALL THE INFORMATION IS ACCURATE. THE SIGNING PARTY TAKES FULL RESPONSIBILITY FOR ACCURATE INFORMATION PROVIDED. THIS ORDER WILL NOT BE PROCESSED UNTIL SIGNED DRAWINGS ARE RECEIVED. ANY CHANGES WILL RESULT IN ADDITIONAL CHARGES AND CAUSE A DELAY IN STARTING YOUR PROJECT.			Drawn By: Kali M



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2022 GOALS

- **SECURITY – Front Gate Installation!**
- **Well for Irrigation, Pools, & Ponds**
- **Lighting Project – Huge Project - \$1M?**
- **More Video Surveillance – Tom?**
- **New Housing Laws – CC&Rs? - Watch**
- **Saratoga Housing Element – RHNA**
 - **Abrams Property (Pumpkin Patch)**
 - **Change.org Petition <https://chnng.it/wHTCYqLy>**
- **Garbage/Trash - **\$ON-GOING PROBLEM\$****

- **No COVID! – Pool/Party Time???**



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Vineyards of Saratoga Homeowners Association
 Proposed Budget -- Pro Forma -- Final Draft
 2/7/2019

EXPENDITURES	2018-2019 BUDGET MONTHLY	12 MONTH AVERAGE	2019-2020 BUDGET MONTHLY	2019-2020 BUDGET FULL YEAR	COST PER UNIT	% OF TOTAL BUDGET
Corporate						
Insurance	4,600.00	4,542.98	4,550.00	54,600.00	27.58	6%
Insurance - EQ	2,175.00	2,183.27	2,185.00	26,220.00	13.24	3%
Legal	500.00	2,265.56	750.00	9,000.00	4.55	1%
Audit & Tax Prepare	200.00	183.33	200.00	2,400.00	1.21	0%
Federal Taxes	150.00	473.31	500.00	6,000.00	3.03	1%
State Taxes	150.00	220.42	250.00	3,000.00	1.52	0%
Property Taxes	0.00	116.46	0.00	0.00	0.00	0%
Licenses & Fees	175.00	165.67	185.00	1,992.00	1.01	0%
Management	3,364.00	3,364.00	3,364.00	40,368.00	20.39	4%
Printing & Copies	385.00	175.61	200.00	2,400.00	1.21	0%
Postage	75.00	57.27	65.00	780.00	0.39	0%
Office Expense	23.00	19.77	25.00	300.00	0.15	0%
Echo	50.00	37.50	40.00	480.00	0.24	0%
Bad Debt Allowance	0.00	0.00	0.00	0.00	0.00	0%
Cable	0.00	0.00	0.00	0.00	0.00	0%
Miscellaneous	100.00	74.61	75.00	900.00	0.45	0%
Sub-Total	12,300.00	12,300.00	12,300.00	147,600.00	73.80	15%
Utilities						
Electricity	2,000.00	835.79	2,000.00	24,000.00	12.12	2%
Water	1,000.00	835.79	1,000.00	12,000.00	6.06	1%
Gas	1,100.00	593.69	1,100.00	13,200.00	6.73	1%
Telephone	4,000.00	343.81	4,000.00	48,000.00	24.36	5%
Internet	100.00	141.09	150.00	1,800.00	0.91	0%
Sub-Total	17,635.00	18,477.35	19,200.00	230,400.00	116.35	23%
Maintenance						
Landscape - Contract	8,270.00	8,711.25	8,500.00	102,000.00	51.52	10%
Additional Landscape	700.00	251.48	300.00	3,600.00	1.82	0%
Pest Control	1,700.00	1,886.42	1,700.00	20,400.00	10.30	2%
Janitorial	625.00	842.92	625.00	7,500.00	3.79	1%
Pool/Spa Contract	675.00	730.00	675.00	8,100.00	4.08	1%
Additional Pool/Spa	600.00	488.79	500.00	6,000.00	3.03	1%
Pond/Lake Contract	885.00	957.00	900.00	10,800.00	5.45	1%
Additional Pond/Lake	600.00	281.94	300.00	3,600.00	1.82	0%
Security	150.00	129.26	130.00	1,560.00	0.79	0%
Fire Safety Equipment	125.00	0.00	100.00	1,200.00	0.61	0%
Street/Drive Sweeping	550.00	561.25	550.00	6,600.00	3.33	1%
Hydro Tec	500.00	0.00	400.00	4,800.00	2.42	0%
Sub-Total	15,380.00	14,444.31	14,680.00	176,160.00	88.97	18%
Repairs						
Roofing - Repairs Only	125.00	117.13	120.00	1,440.00	0.73	0%
Gutters - Repairs Only	50.00	20.83	30.00	360.00	0.18	0%
Gutter Cleaning	375.00	579.17	500.00	6,000.00	3.03	1%
Painting - Repairs Only	38.00	7.08	25.00	300.00	0.15	0%
Trees - Emergency Care	50.00	10.42	25.00	300.00	0.15	0%
Decks - Repairs Only	25.00	42.53	25.00	300.00	0.15	0%
Electrical	250.00	179.71	200.00	2,400.00	1.21	0%
Lighting	400.00	710.23	400.00	4,800.00	2.42	0%
Fences - Repairs Only	100.00	127.46	100.00	1,200.00	0.61	0%
Signs	25.00	0.00	25.00	300.00	0.15	0%
Plumbing	1,100.00	315.29	350.00	4,200.00	2.12	0%
Maintenance & Repair	1,000.00	411.28	450.00	5,400.00	2.73	1%
Contingency	0.00	11.65	0.00	0.00	0.00	0%
Sub-Total	3,538.00	2,532.74	2,250.00	27,000.00	13.64	3%
TOTAL OPERATING	48,500.00	49,334.19	48,500.00	582,000.00	293.94	59%
Reserves						
Monthly Reserve	34,000.00	34,000.00	34,000.00	408,000.00	206.06	41%
TOTAL RESERVES	34,000.00	34,000.00	34,000.00	408,000.00	206.06	0.41
TOTAL EXPENSES	82,500.00	83,334.19	82,500.00	990,000.00	500.00	100%

DUES INCREASE - \$20?





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HOMework ASSIGNMENT

Please go home and read the CC&Rs & ORs

www.vineyardsofsaratoga.com