



The Grapevine



May 2022

BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Charles Sudderth
Director	Pam Nomura
Director	Tom Schmidt

VINEYARDS WEBSITE

www.vineyardsofsaratoga.com

Go to the website to view the Monthly newsletter, HOA forms and documents, Bylaws, CC&Rs, Operating Rules, HOA Board meeting minutes.

NEXTDOOR

The Vineyards of Saratoga uses **Next Door** to post important notifications for residents and homeowners. There are now two groups. One for homeowners and one for residents. You can join the groups using the links below.

Residents— <https://nextdoor.com/g/hx4j0w8rx/>

Homeowners— <https://nextdoor.com/g/hu8us8brn>

Community Management Services

1935 Dry Creek Road, Suite 203
Campbell, CA 95008
Phone (408) 559-1977 Mon-Fri 8a-5p

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.

Please include your name, address, email, phone and a description of your concern.

PLEASE CHECK YOUR STATEMENTS!

The monthly dues are now \$550. To avoid late fees, please check your latest statement for any overdue balance.

Spring Cleaning

It is that time of year! We are pleased to offer **our residents** the first of our semi-annual dumpsters to help you clean out those closets and garages. Two dumpsters were delivered on Thursday May 12th and will be on site until Monday May 23rd. Please do not leave any of the following items in the dumpster: pretreated wood, concrete, dirt, tires, engine parts, televisions, mattresses, unbroken furniture, computer monitors, refrigerators / freezers, medical or hazardous waste. Also, please do not abandon any items outside of the dumpster. **Any violations will cost the HOA extra money, which may lead to increased monthly assessments.**

Security Upgrades

The Vineyards Board of Directors has been working diligently to upgrade the security around our community. There have been several car and mailbox break-ins each year, usually occurring at night. Additional lights and cameras have been installed around the community to help deter future incidents. We are also investigating the installation of a security gate at our entrance.

Remember to remove all visible items from your car when parked outside. It only takes a minute for a theft to occur! We can also be good neighbors and notify anyone who has left their garage door open.

Operating Rules Update

After gathering feedback from the community for 30 days, an updated version of our Operating Rules was approved at the May Board meeting. All homeowners will receive a copy, and we encourage you to read them and distribute them to any renters. They are a simplified digest of our CC&R regulations and offer guidelines for maintaining the beauty and tranquility of our community.

The Vineyards Trademark

We finally received approval from the State for exclusive use of "The Vineyards of Saratoga" as our trademark name. Many thanks to Board member Michael Toback for working on this project for over a year!

Occupancy Form

Just a friendly reminder that we ask ALL RESIDENTS of the Vineyards to fill out our Occupancy Form. All information is strictly confidential. In case of an emergency, we need to know the name of our residents, their contact information, and their vehicles (and we send out a parking sticker for each vehicle). Please help us keep our database up to date. This form is available on our website <http://vineyardsofsaratoga.com/>.

BOARD OF DIRECTORS MEETING

The next Board meeting will be held on Thursday June 9, 2022 at 7:00 PM. Because of continuing Covid numbers, we have decided to continue to meet remotely. Details about the meeting will be posted in the community at least four days prior to the meeting. You can email the Association Manager for details on how to attend the meeting remotely. There is a 15-20 minute Open Forum session at the start where you can bring up any issues or questions to the Board and the Association Manager. 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.

Electric Vehicle (EV) Stations

At this time the Board has decided NOT to pursue EV charging systems for The Vineyards. However, there are 30+ charging stations installed at the business park across from us on Saratoga Avenue, and these can be used to charge your electric car. Also, please be aware that several of our detached garages are powered by HOA electricity, so it is not appropriate to use these garages for electric car charging or to power other high energy use appliances.

Garbage & Recycling

Numerous notices have been posted and sent about the proper disposal of trash and recycling at the Vineyards of Saratoga. **Warning letters for violations for improper disposal of either will NO LONGER BE SENT** and a fine hearing will be called (first offense minimum fine = \$100).

Carry poo bags and pick up after your dog!

Finding dog poop on the roads, lawns, or creek side is not at all pleasant or healthy for anyone. Please tell your guests and dog-walkers to clean up after their pets.

Who is Responsible for That?? Owner or HOA?

Exhibit C of the CC&Rs clearly shows who, a homeowner or the HOA, is responsible for maintenance and repairs inside and outside of the units. Homeowners should review this section of the CC&Rs

The Vineyards NextDoor Groups

Details about joining the new NextDoor groups announced a couple of months ago has been added to the side bar of the first page of the newsletter. This information will remain in the newsletter moving forward. The introduction of the two private groups, where we can invite and remove people, will be removed. Reminder, just because people are in the original Vineyards group does *not* mean they are an owner or resident of the Vineyards community. Please refrain from posting anything in the neighborhood group that you wouldn't want to send out to the general public.

Special thanks

Board members Jim Foley and Tom Schmidt put in many volunteer hours investigating and solving problems that arise at the Vineyards. They are usually the first ones on the scene to check out resident complaints. We appreciate their willingness and expertise to keep our property safe and in good repair.

The speed limit at The Vineyards is 15MPH
Please use caution and keep an eye out for
children and pets on the roadway

