



# The Grapevine



November 2022

## 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>	Pam Nomura
<b>Director</b>	Tom Schmidt

## VINEYARDS WEBSITE

[www.vineyardsofsaratoga.com](http://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](mailto: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.*

## Sheriff's Dept. (non-emergency)

(408) 299-2311

The Vineyards Board of Directors has been considering two new projects - a front security gate and an irrigation well. These projects are defined in our governing documents as "Capital Improvement Projects." Section 9.02 (c) of our CC&Rs state that: "If the Board approves the Capital Improvement project, and the cost of the project will exceed ten percent (10%) of the budgeted gross expenses of the Association for that year the Board shall submit the Capital Improvement project to the membership for approval." The Board has approved these two projects. Since the estimated cost of each of these projects exceeds 10% of the budgeted gross expenses of the Association for this year, the Board is submitting these 2 projects to Owners for approval.

### **Project #1 – Front Security Gate**

For the past several years The Vineyards has been plagued with car break-ins, destroyed mailboxes and stolen mail, stolen "Amazon" packages from our front doors, people wandering through The Vineyards at night looking for nefarious opportunities, etc. Our security, especially at night, has been compromised. This is true all over Saratoga. And the Sheriff can't be everywhere at once. In the interests of our security, the Board has investigated and approved the installation of front gates. Since our present security issues primarily occur at night, we are currently proposing that the gates be closed only at night (12am to 5 am?). A front security gate can be funded from our current reserves and will not require a special assessment. The value of our homes in The Vineyards as a "gated community" will also be significantly enhanced. After interviewing vendors, we have received an estimate for construction from Sector Security for \$115,305.00. Due to the complexity of the gates and their location, we acknowledge that the contractor will encounter unknowns and that the total cost of the project will increase.

### **Project #2 – Irrigation Well**

For the past several years, even prior to the current California drought, the cost of water to maintain our landscaping has skyrocketed. Our landscaping is a huge investment and is currently suffering – especially our redwood trees. Removal of a single dead redwood tree can exceed \$5000. The Board has recently become aware that many residents in Saratoga installed wells to preserve their landscaping. These wells tap shallower aquifers that are not suitable for domestic water. An irrigation well can also be funded from our current reserves and will not require a special assessment. It is estimated that with the current cost for water from San Jose Water Company, the cost of the well and associated infrastructure can be recovered in about 5 years. After interviewing vendors, we received an estimate for construction for around \$100,000 for the well only. Connecting the well to our irrigation system will require another phase, increasing the total cost of the project.

Owners will receive a ballot to vote on these two important projects. We hope Owners will vote to approve these vital improvements. Please note that our reserves are sufficient to cover cost increases/overruns without a special assessment.

## **BOARD OF DIRECTORS MEETING**

Our next Board meeting will be held on Thursday December 8, 2022 at 7:00 PM. For now, we will continue to meet remotely. As a courtesy to those at the meeting, we ask that you turn on your video so we can see everyone in attendance. The meeting agenda will be posted at the Clubhouse at least four days prior to the meeting and you can email the Association Manager Bill Oldfield for details on how to attend. 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 discussion 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.

## **First Annual Trick or Treat-athon**

This year we celebrated the growing number of children in The Vineyards with Trick-or-Treating on Halloween Night from 5:30-7:30pm. There was a map of about 25 households who signed up to pass out treats and about 25 kids who participated. We all had great fun decorating our homes and seeing all of the cute costumed visitors. Many thanks to Chris Burns for bringing us together for this fun community event! We look forward to doing this again next year.

## **Protecting our trees**

Commercial Tree Service will continue with deep watering this fall, and will also be conducting tree trimming maintenance from October through December.

## **Gutter cleaning**

Our semi-annual roof and gutter cleaning is scheduled for the week of November 7-12, depending on weather conditions. We would appreciate it if prior to the cleaning you close your windows, remove or cover all furniture, pets, cars, clothing from the walkways, patios, driveways, fences, balconies, and decks.

## **Wood Burning**

For many of us the aroma of burning wood evokes comfort and memories of good times, but for others it can present a health hazard. Wood smoke contains small particles and toxic chemicals which can cause serious health problems, especially in children, older adults, and those with heart or lung problems. As the weather cools, please consider the health of yourself and your neighbors before deciding to burn wood. Also, remember that on Spare the Air days, wood burning is strictly prohibited and violators can be fined.

## **Meet our Board Members**

This month we want to highlight our Board Vice President Michael Toback. Michael and his wife moved into The Vineyards in 2013 and joined the Board in 2014. Michael worked on the Spent Fuel Test at the Nevada Test Site in the early 1980's as an electrical engineer and lead software engineer, which is the only project featured at the National Atomic Testing Museum in Las Vegas. He got his license to practice law when he was 52 and practiced family and patent law for 12 years. He retired from his law practice but continues to work as a software engineer. For leisure activities, he plays piano, is a licensed ham radio operator, and is trying to learn French and Spanish.

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

