



The Grapevine



December 2022

BOARD OF DIRECTORS

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

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.

Sheriff's Dept. (non-emergency)

(408) 299-2311

As you know, the Vineyards Board of Directors has been considering two new projects - a front security gate and an irrigation well. The Board has reviewed these two Capital Improvement projects, and because 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 two projects for Owner approval before we can continue with contractor negotiations.

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. The Board, after months of investigation and careful review, has 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. Due to the complexity of the gates and their location, we acknowledge that the contractor may encounter unknowns and that the total cost of the project may 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, if approved, 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. If the well is approved, connecting the well to our irrigation system would require another phase, increasing the total cost of the project.

Owners should have received a ballot 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.

PLEASE MAIL IN YOUR BALLOTS BY DEC. 31!!

The speed limit at The Vineyards is **15MPH**

**Please use caution and keep an eye out
for children and pets on the roadway,
especially when entering the complex**



BOARD OF DIRECTORS MEETING

Our next Board meeting will be held on Thursday January 12, 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.

ANNUAL MEETING: SAVE THE DATE

Our Annual Meeting will be held on Thursday, February 9, 2023 at 7pm. We will be reviewing all we have accomplished in 2022 as well as upcoming projects. We will be meeting remotely.

Protecting our trees

Commercial Tree Service will complete tree trimming maintenance in December. Please use caution while they are on site.

Reporting thefts

Please report any thefts or suspicious activities as soon as possible to the Sheriff's Dept. (408) 299-2311. In addition, please notify Community Management so we can keep track of any incidents at The Vineyards — last month there was another catalytic converter stolen.

Christmas Tree Recycling

Christmas trees are collected on normal collection days during the first 2 weeks in January. Be sure to remove all lights, wire, tinsel, ornaments, nails, stands, other NON-Organic decorative materials and other materials that are not part of the original tree. This includes tree stands also. Flocked trees are usually accepted, but not artificial trees. Large trees (larger than the standard 6 - 7 foot tree) must be cut in half to be acceptable by your garbage hauler. Please place your tree next to the garbage enclosure. In most cases, the trees are chipped and made into a mulch which is usually made available, free to city or county residents.

Meet our Board Members

This month we want to highlight our Board member Chuck Sudderth:

"Hello! I've lived at the Vineyards since 2018 with my wife Hsuan and our three-year-old husky, Jojo. I've been at Apple for 10 years, where I've been working with engineering teams on new products. I grew up in North Carolina before heading out West to work in tech. When I'm not at Apple or working on HOA stuff, I'm probably traveling — lately we've been enjoying Lake Tahoe and Incline Village. When we're home, you will probably see me on a dog walk around the neighborhood. Feel free to say hello!"