



# The Grapevine



February 2023

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

## 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

## ANNUAL MEETING

Thank you to those who attended our virtual Annual Meeting on February 9, 2023 at 7pm.

## Annual Election Results

Jim Foley, Charles Sudderth, and Thomas Schmidt were all elected to serve on the Board of Directors. Jim Foley received 82 votes. Charles Sudderth received 70 votes. Thomas Schmidt received 75 votes. The annual IRS resolution and 2022 Annual Meeting minutes were both approved by the membership.

President Jim Foley presented a summary of our **2022 goals:**

1. **Security:** We have gotten approval from the membership to move forward with a Front Gate project! We are proceeding with contract negotiations and will keep you posted as to our progress.
2. **Well for Irrigation, Pool & Ponds:** We have gotten approval from the membership to move forward with a well project too! After we have completed the Front Gate, we will begin contract negotiations for a well and will keep you posted.
3. **Lighting Project:** The aging lighting infrastructure at The Vineyards is in need of an overhaul, but this remains a \$1 million+ project that will be put on the back burner for now.
4. **More Video Surveillance:** We have made great progress with more lighting and cameras around The Vineyards (Thank you again to Tom Schmidt for his hours of work!). We will continue to update our systems, including license plate reading software.
5. **New Housing Laws:** We continue to monitor any new laws which will affect our HOA
6. **Saratoga Housing Element:** The **Quito Village** project is underway and will house 90 new units. The Pumpkin Patch and adjoining property, known as the **Saratoga Avenue Housing Site**, is being considered for rezoning as Mixed Use-High Density, which could accommodate up to 344 new homes, and might allow up to three stories. Keep track of the updates on the City of Saratoga website at [www.saratoga.ca.us/housing](http://www.saratoga.ca.us/housing)
7. **Garbage/Trash:** We continue to have some issues with illegal dumping around our garbage bins. Please break down boxes to fit into the recycling bins and keep the area around the garbage bins clear of debris. The bins are monitored and offenders will be fined.

**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**



**Our 2023 goals:**

1. **Front Gate Installation:** to complete?
2. **Well for Irrigation, Pools & Ponds:** to start?
3. **Roofing Project for units with small flat roofs:** to complete?
4. **Pavement Slurry Sealing:** to be done soon?
5. **Clubhouse Repair:** hopefully done by summer
6. **More Video Surveillance:** ongoing
7. **Lighting Project:** on hold for now
8. **Saratoga Housing Element:** ongoing vigilance
9. **Garbage/Trash:** ongoing
10. **Pool/Party:** hopefully this summer?

**DUES INCREASE: \$30 increase begins on April 1, 2023!!**

Due to inflation, an increase to monthly dues of \$30 (about 5%) is necessary, bringing our total monthly dues to **\$580 effective April 1, 2023**. In 2022 we experienced a huge increase in our water bills and in our garbage and recycling bills, as well as incurring fuel surcharges by most of our vendors. We also have many mature trees which have required additional (and very costly) maintenance.

**PROPERTY UPDATES:**

The Clubhouse remains under construction. The gym and the bathrooms are open (accessible from the poolside entrance only), but the rest of the Clubhouse is closed until further notice.

While our trees provide much beauty for our complex, they also pose some hazards during these storms. The extensive drought has compromised the health of our trees. Our trees have been inspected and have been trimmed accordingly, but it's impossible to predict any future breakages.

New plants will be coming this spring to replace some of the trees which had to be removed. Many thanks to our diligent Landscaping Committee: Chris Burns, Laurel Smith, Gail Hugger, Claire Wallters, and Barbara Sturges.

We are aware of the fire lane damage and are planning to repair it when underlying electrical and water improvements are completed.

**GUTTER CLEANING:** Scheduled for **March 6-11**

Prior to the cleaning, please close your windows and remove or cover all furniture, pets, cars, clothing, etc. in these areas. Commercial Gutter Cleaners will need access to patios to perform the cleaning in most situations. Patios or backyards that are not accessible during cleaning will become the responsibility of the tenants or homeowners to pick up any debris that spill in their area unless prior arrangements are made.

**BOARD OF DIRECTORS MEETING**

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday March 9, 2023 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.