



The Grapevine



April 2023

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

DUES INCREASE OF \$30 BEGAN ON APRIL 1, 2023!!

Inflation required a \$30 (about 5%) increase of monthly dues, bringing our total monthly dues to **\$580, effective April 1, 2023.**

PROPERTY UPDATES:

During the huge storm on March 14, the Vineyards suffered a major power outage after a power line went down on Saratoga Ave. Fortunately the power was restored after three days. We hope you all managed to stay safe and warm during the blackout.

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. The roof has been repaired and work is beginning on restore the kitchen. Hopefully the Clubhouse will be back in full function by summertime.

While our trees provide much beauty for our complex, they also pose some hazards during these storms. Our trees had been inspected but we still lost a few of them during our extreme winds and rain. We work closely with our tree maintenance company as well as with the City of Saratoga to trim and/or remove trees as needed.

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 Walters, and Barbara Sturges.

There has been some concern about the Saratoga Creek which runs behind The Vineyards. While the creek is dry for much of the year, the recent rainfall has created a robust flow of water. The Vineyards has a close working relationship with the Santa Clara Valley Water District who maintains the trees along the creek. The Board has contacted them regarding the fallen tree adjacent to the roadway.

The heavy rainfall has also caused some leakage on a few of the older units that have an area of flat roofing. We are planning to have the flat roofs of these 14 units replaced and resealed.

NO SMOKING REMINDER:

Just a reminder that smoking is not allowed anywhere indoors or outdoors on the Vineyards property. This is stated in our Operating Rules and CC&R's. The City of Saratoga also prohibits smoking in multi-family housing common areas and all outdoor public spaces.

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



COMING SOON: FRONT SECURITY GATE

For the past several years The Vineyards (like much of the Bay Area) has been plagued with car break-ins, destroyed mailboxes and stolen mail, stolen “Amazon” packages, and people wandering through The Vineyards at night looking for nefarious opportunities, Now that we have received approval from the HOA to install front gates, we are moving forward with these plans. At this time we are awaiting approval by the City of Saratoga. We will keep you informed as we negotiate the details of gate design, hours that the gates will be open/closed, and the methods to activate entry. Many thanks to Jim Foley and Tom Schmidt who have been very active in pursuing this project.

SPRING CLEANING

It is almost that time of year again! We are pleased to offer **(for residents only)** the chance to clean out those closets and garages. Two dumpsters will be on site May 11—22.

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.**

ANOTHER ATTEMPTED MAILBOX BREAK-IN

On the evening on April 8, there was an attempted mailbox break-in at the southeast corner of the Vineyards, but when the perpetrator was seen by a resident he ran off and it was reported to the Sheriff’s office. Please report any thefts or suspicious activities as soon as possible to the Sheriff’s Dept. (408) 299-2311, and be sure to get the **case number**. We make every attempt to identify the car license with our video surveillance and will forward any information to the Sheriff. Also, please notify Community Management so we can keep track of all incidents that occur at The Vineyards.

WELL PROJECT

We are continuing to pursue the well project. Because of the heavy recent rains, we were able to turn off water for the pool and landscaping, so we were able to estimate our base residential usage. At current water rates our pool and landscaping water costs are expected to cost \$35,000-\$40,000 per year which could offset the cost of a well in 3-4 years.

BOARD OF DIRECTORS MEETING

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday May 11, 2023 at 7:00 PM. Since the clubhouse is still under construction, 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.