



The Grapevine



May 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

IT'S POOL TIME!

As the temperatures have been on the rise, we have started to heat the pools! The pool furniture has also been put out so it's time to enjoy some sunshine. Please be considerate in your use of the pool and BBQ areas, and remember that each unit is allowed to have four guests.

SPRING CLEANING

The dumpsters are here (**for residents only**). 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 or 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.**

GARAGE BREAK INS

There were three garage thefts in mid-April. The burglars appear to have taken advantage of unlocked garage doors. Please be careful to keep your doors locked, especially at night. Also be sure to notify neighbors who unintentionally forget to close their overhead garage doors.

UPDATE ON FRONT SECURITY GATE

In response to an increase in local petty crimes, the Board obtained owner approval for the Front Security Gate. At this time our contractor is preparing drawings to present to the City or Saratoga for permits. We will keep you informed as we negotiate the details of gate design, the 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.

CLUBHOUSE UPDATE

After a tree fell on the clubhouse roof and damaged the kitchen, the Clubhouse construction is almost completed. The roof has been repaired, the cabinets remain in good condition, and we are now selecting new countertops for the kitchen. The gym and the bathrooms remain open (accessible from the poolside entrance only), but the rest of the Clubhouse is closed until further notice. Hopefully the Clubhouse will be back in full function by summertime!

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



LANDSCAPING UPDATE

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

WELL PROJECT UPDATE

As water costs continue to go up, the Board got membership approval for a possible well project to provide non-potable water for our pond, pools and landscaping. We are continuing to investigate the viability of a well project. The project will incur higher costs due to a massive increase in material costs such as PVC pipes. We also need to factor in the costs involved to connect the well water to our current irrigation system, ongoing electricity costs, and possible state charges for extracting well water. But we hope that we will be able to recoup our investment within 5-6 years.

BOARD OF DIRECTORS MEETING

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday June 8, 2023 at 7:00 PM. Now that the Covid emergency has lifted, we are meeting **in person** in the Clubhouse again (downstairs until the kitchen repair is completed). The meeting agenda will be posted at the Clubhouse at least four days prior to the meeting. 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.

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.

PARKING PERMIT REMINDER

We are continuing to monitor that all of our residents have parking stickers on their cars. In case of an emergency, we may need you to move your car. Also, when the gate is installed, we may use a license plate reader to gain access to the property. We will place an Occupancy Form on the windshield of any vehicle that does not have a parking sticker visible. Please fill out this form and mail it to Community Management Services, or email it to the Association Manager boldfield@communitymanagement.com. Thank you for help!