



The Grapevine

July 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

SUMMER LUAU:

We are finally bringing back our **Annual Summer Luau Party** on **Saturday August 5th from 4 to 8PM!** It's a great time to meet or get better acquainted with your neighbors [**Residents only please**]. It is a potluck dinner at the Big Pool, so please bring your favorite dish(es) to share: Appetizer, Main Dish, Casserole, Pizza, Salad, Dessert, Drinks, etc. We will have the BBQ fired up for those who want to bring their own burgers, dogs, sausages or other items to grill. Plates, cups, utensils, BBQ tools, ice, and condiments will be provided. Hawaiian attire is encouraged!

Please sign up to let us know if you are coming and what type of food you will bring. We also need your help: Morning Setup Crew (9am-noonish), Pre-party Crew (3pm-4pm), Help during the Party Crew (4pm-8pm), and a Cleanup Crew (8pm-9pm). If we all pitch in, it is fun to work together and everything can get done quickly. **There is a signup sheet** on the porch of 19537 (by the big pool) or, you can email Chris Burns (chris@chrisburns.us) or Pam Nomura (pam.nomura@gmail.com).

GROUNDS UPDATES:

- **Front Gate:** our contractor is still in the process of getting the paperwork together to present our project to the City of Saratoga for approval. We will keep you informed of our progress, but we expect that getting government approval will take patience and persistence.
- **Clubhouse:** the kitchen is very close to completion. We have a well-established working relationship with our contractor Association Construction Services (ACS). But they have been called in to work on a few other urgent projects in the Vineyards that have arisen so this has slowed down their completion of the clubhouse work. Our apologies!
- **Well Project:** we don't have anything new to report yet. Again this is a complicated project involving multiple contractors. Costs have skyrocketed and we need to make sure we can anticipate all the costs/benefits.
- **Brief interruptions of water:** we apologize for a couple of unannounced, brief interruptions in your water service recently. San Jose Water was checking a valve switching mechanism that has not been working properly.
- **Water leaks:** just a heads up to be aware of possible water leaks from toilets and sinks, dishwashers and washing machines. If you are in an upstairs unit, a leaky toilet or drain could cause water damage to the downstairs unit—damage for which you are responsible! Downstairs units should investigate any ceiling water stains for moisture as soon as possible. If a leak is suspected, please call CMS to investigate.

LET'S BE GOOD NEIGHBORS:

- Now that the hot weather has arrived, we are pleased to see more activity in the pool areas! Just be aware that we live in fairly close quarters and we can only preserve the peace and beauty of our community by being considerate of one another.
- There have been some incidents of loud screaming in the pool areas—we want you to enjoy yourselves but ask that you remain aware of the effect you have on neighbors and residents nearby.
- Also, a gentle reminder that each unit is limited to 4 guests at a time in the common areas. We want to be fair so our common areas can be enjoyed by all of the 165 units in our complex.
- We have a lot of people who walk around the perimeter of the Vineyards. Please DRIVE SLOWLY (15mph), especially as you enter the property. There are joggers and children playing and dogs being walked. You do not want to be responsible for injury to anyone due to inattention or excessive speeds. Also, be sure to watch for pedestrians in the crosswalk as you exit the complex.



WILDLIFE CORNER:

- There were several sightings of a **mountain lion** on the Vineyards grounds recently! There are also frequent **coyotes** wandering nearby. Here are some tips from the U.S. Forest service:
 - ⇒ Animals usually roam at dawn and at dusk so be extra vigilant during these hours.
 - ⇒ If you see a mountain lion or coyote, pick up small children and small pets, as they will be seen as easier prey.
 - ⇒ Stand up tall and raise your arms to make yourself appear larger.
 - ⇒ Do not run. This may stimulate their instinct to chase.
- We have heard of **rats** chewing through the wiring in resident cars, especially those parked on the creek side of the property. Parking with the front of the vehicle facing away from the creek has helped some residents mitigate the problem. Usually rodent damage is not covered by home insurance but it may be covered by auto insurance if you have comprehensive coverage.
- The Board pays for a company to exterminate rats and gophers on our property. However, you can help prevent attracting rodents by not leaving any food outside, especially pet food. Garages can also be a frequent target for food scavengers. And when you bag your trash, please take it immediately to the dumpster and do not leave it outside of your door for later disposal as this can also attract animals.
- On a happier note, one resident recently took photos of one of our turtles laying eggs on the grounds! If you see a turtle walking away from the pond, it is probably a female looking for a place to lay eggs. Most of our turtles are red-eared sliders, which is an invasive species, but very cute. These turtles can live for 30 years and usually grow to 6-8" in length.
- If you pass by the pond, you have probably noticed two male mallards in the area. One of these ducks may have an injured wing and the other one is his faithful companion. This month we have also spotted one duckling with its mom near the pond. Hopefully it will survive numerous predators!
- One of our peskiest predators is a great blue heron that often stalks our pond. Although the heron is a beautiful and graceful bird, we have tried to scare it away because it has decimated most of the smaller koi population.

BOARD OF DIRECTORS MEETING

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday August 10, 2023 at 7:00 PM. We meet in person in the Clubhouse (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 approval at the following month's Board meeting.