



# The Grapevine

August 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/hx4i0w8rx/>

**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

## GROUND'S UPDATE:

Here is an update on numerous ongoing Vineyards projects:

- **Front gate:** We are definitely moving ahead but are still awaiting approval from the City of Saratoga. We will announce any progress as it becomes available.
- **Well project:** We are continuing to analyze our water usage (residential usage, pond usage, landscaping usage, and skyrocketing water costs). This is a complex and expensive project that will take many months to accomplish amidst wildly fluctuating construction and utility costs, and the Board wants to be sure this is a wise investment.
- **Clubhouse repairs:** The clubhouse should be back in business later this month. Our construction team has been preoccupied with other urgent projects (see below), but we expect the kitchen to be done soon.
- **Four units requiring HOA oversight:** There are 4 units that have been found to have water damage requiring HOA oversight. These units are currently under construction.
- **Tree care:** You have probably noticed the continuing work on our trees. Deep watering has been done to help restore the health of our drought-stressed redwoods. And tree trimming has continued, to promote healthy growth and to minimize future damage to the grounds.
- **Pathway reconstruction:** There are several areas where tree roots caused buckling of our sidewalks, creating a tripping hazard. These are currently undergoing repair with attractive new brickwork.
- **Pavement sealing project:** We are planning to reseal the asphalt in the near future.

The Board has been busy overseeing these many projects, aiming to preserve the beauty and safety of our grounds as well as looking forward, protecting the future of our Association. Each Board member invests many hours as **volunteers**, helping our community behind the scenes, and we appreciate your understanding when projects may not progress as quickly as we would all like.

## PICKLEBALL:

There are two new pickleball courts recently opened at El Quito Park. They are individually fenced courts dedicated for pickleball play. Thank you to the City of Saratoga for responding to the high demand for courts! You can reserve a court online at <https://saratoga.ca.us/532/Pickleball>. [Note: you will need a user name and password. Call 408-868-1259 or apply for an account on the website.]

## **SUMMER LUAU:**

The Summer Luau finally returned to the Vineyards on August 5th! Many thanks to organizers Chris Burns, Sara Shinmoto, and Pam Nomura, and to our **numerous** volunteers. Working together was fun and everything got done smoothly and quickly with so many helping hands. Chris Burns provided her famous POG drink as well as leading us with her years of experience as our unofficial social director. Special thanks to Barbara Sturges for providing many colorful flower decorations. We had a great turnout, and we all met many new residents as well as getting better acquainted with old neighbors. There was an abundance of delicious food and drink. We hope you will join us for next summer's gathering!

## **HOA FEES:**

There are always questions about why our HOA dues are so high. But breaking down the benefits, we believe our dues are reasonable given the multiple amenities available at The Vineyards. Two pools, the spa, the workout room, the clubhouse, the beauty of the redwoods and our lush landscaping does not come without a cost. This past year alone we have spent more than \$10,000 on tree care. Garbage and water costs are also covered, as is property insurance. As you know, all of these expenses have increased significantly due to inflation, especially in the past year. Any single family home will spend a minimum of \$100/month for landscaping, \$100/month for property insurance, \$100/month for pool maintenance and \$100/month for garbage and water. The HOA also budgets for the upkeep of the roofs, fences, asphalt, and garages, which can add thousands of dollars of unexpected expenses for an individual homeowner. The Board's goal is to keep our dues as low as possible, while maintaining the condition of our grounds and safeguarding the long-term fiscal health of the Association.

## **CAN I RENT OUT MY UNIT?**

According to our latest CCR's (Covenants, Contracts, and Restrictions) there are two major restrictions on renting out units which were **purchased after 3-21-17**. First, owners must occupy the unit for at least two years. Second, if there are more than 25% of the units rented out, permission to rent will not be granted. The Board's intent is to preserve the character of The Vineyards as primarily owner-occupied. Higher rental occupancy can affect the stability of the community as well as the ability of owners to qualify for favorable financing rates and insurance underwriting. Hopefully newer owners were notified by their real estate agent of this stipulation. Unfortunately the Board does not anticipate our rental rate to drop below 25% in the near future.

## **LET'S BE GOOD NEIGHBORS:**

- After getting reacquainted with neighbors at the Luau, let us know if you would like to host a gathering of residents for a social event. We have an informal gathering of dog owners that meets on the Clubhouse deck for Friday Happy Hour. We are also planning to set a date for an evening of wine-tasting this fall. And we hope to continue the Trick-or-Treat-athon on Halloween.
- Be aware that 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 injuring anyone due to inattention or excessive speeds. Also, be sure to watch for pedestrians in the crosswalk as you exit the complex.



## **BOARD OF DIRECTORS MEETING**

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday September 14, 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 when 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.