



The Grapevine

September 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

GROUNDS UPDATE:

Here is an update on numerous ongoing Vineyards projects:

- **Pavement sealing project:** The resealing was completed on October 5-6 **at the last minute** because the Board was told by the Santa Clara Valley Water District that they had scheduled removal of 9 blue gum eucalyptus trees along the creek. Because the tree project might take 3-4 weeks, the Board wanted to schedule the resealing project **before the weather cooled off** to ensure the resealing had time to set. We were fortunate that the pavement company was able to accommodate our two day project before the tree removal occurred. We apologize for the late notice and appreciate everyone's cooperation with the parking restrictions.
- **Tree removal:** The Santa Clara Valley Water District is responsible for maintaining trees along the creek. Because of the drought, nine blue gum eucalyptus trees have been deemed unsafe. Beginning Sept. 11, there will be intermittent closures along the creek side of Vineyard Lane (from the fallen tree to the northern wall). 20 parking spaces along the northern wall will be reserved for the tree removal equipment. This project may last for 3-4 weeks. Note: the cost of these tree removals is estimated to cost \$300,000, so we are grateful that this work is being done by the water district!
- **Other tree maintenance:** Another Chinese elm branch unexpectedly came down on Sept. 7 so it was scheduled for removal. We will continue to plant new trees to replace those removed. There are a number of other tree maintenance projects expected over the next several months. Besides deep watering of our redwoods and selective trimming of branches, we are also applying tree growth regulator to allow the trees to strengthen branches rather than increasing their height. This fiscal year we expect to spend over \$85,000 to tend to our maturing trees.
- **Gutter cleaning** is scheduled for Oct. 2 to 7. Prior to the cleaning, please close your windows and remove or cover all furniture, pets, cars, clothing, etc. 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.

- **Clubhouse repairs**: The clubhouse repairs are almost completed. We expect the clubhouse to be open some time in October.
- **Front Gate** and **Well** projects: Since last month, there is no new progress to report.

As you can see the Board has been very busy overseeing several projects. Each Board member volunteers many hours, helping our community behind the scenes, and we appreciate your understanding when projects may not progress as quickly as we would all like!

PARKING PERMITS

As you know, all residents are required to fill out an Occupancy form and to keep the information **up to date**. CMS needs to have a record of all current car licenses and phone numbers so that the car owner may be called in case of an emergency. We want to clarify that parking permits are **non-transferrable**. If you purchase another car, **you need to apply for another permit**. Do not transfer your parking permit to the new car. Thank you for your cooperation!

FALL CLEANUP:

The dumpsters (for residents only) will be back on site from **October 12 to 23**. Please consider cleaning out your garage so you can park your cars inside — it's safer for your vehicle and helps open up parking spots for visitors. 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 cost the HOA extra money, which may lead to increased monthly assessments (we will also use our video cameras to try to identify any offenders).

NEIGHBORHOOD NEWS:

- Please 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 and go around corners. 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. We have installed some speed bumps as you drive right on Vineyard Lane. We have also asked parents to put out neon CHILDREN AT PLAY signs when they are outside. To be safe, walkers should avoid dark clothing, use flashlights, and walk toward oncoming traffic.
- **Two exit lanes**: Please note that there are two lanes as you exit the Vineyards. The left lane is meant for those turning left onto Saratoga Ave. or going straight into Bellgrove (the left lane is also the one that triggers the signal to change). Be please courteous by waiting in the correct lane.
- **Little Free Library**: We are fortunate to have a Little Free Library in front of the clubhouse. The concept is to borrow books and to share used books with your neighbors. There is also a place to share your used (but not too old) magazines. Lisa Lattuca has graciously been maintaining the library and requests that you return any books that you borrow. Thank you!
- **Wine Tasting** coming soon. It will be on a Friday night in November.

BOARD OF DIRECTORS MEETING

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday October 12, 2023 at 7:00 PM. We meet in person in the Clubhouse. 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.