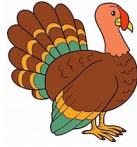




# The Grapevine

November 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/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](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

## SECOND ANNUAL TRICK OR TREAT-A-THON:

This year we had about 20 adorable trick-or-treaters and 25 treat-givers. Thanks again to Chris Burns for bringing us together for this fun community event and for providing all the Halloween decorations throughout the grounds.



## DUES ARE EXPECTED TO INCREASE IN 2024:

As we review our expenditures in 2023, we have consistently spent more than budgeted for utilities and tree care. In order to save our beautiful redwoods and to maintain the value of our Vineyards Properties, we implemented a few months of deep watering this summer which increased water usage. Water and garbage rates and surcharges have also soared this past year.



## DOG LEASH REQUIREMENTS:

From our CC&R's: "Dogs shall only be allowed on the Common Area when they are leashed and otherwise under the supervision and restraint of their Owners. Pet owners shall be responsible for the prompt removal of pet wastes deposited by their pets on the Properties." CC&R's Section 10.04 (b)



The Vineyards has a leash rule which reflects the laws of the City of Saratoga. There had been at least 4 instances of problems when dogs were not on a leash. In two instances an off-leash dog attacked another dog resulting in serious injuries to the attacked dog. In another, a large off-leash dog knocked over a small child, injuring the child. In the fourth instance a large dog on a leash tried to attack a small dog that was not on a leash. The large dog pulled its owner off-balance, and the result was a serious and permanent knee injury. At the time there were discussions of lawsuits involving The Vineyards that were ultimately resolved. There were also substantial insurance claims.

In order for all Vineyards residents to feel safe and to avoid possible litigation for both The Vineyards and dog owners, when in the common area dogs must be kept on a leash at all times.

Please note that non-owner residents (tenants) are not allowed to have pets - CC&Rs Section 10.04 (a).



**SAVE THE DATE:** The Vineyards is planning to have a HOLIDAY PARTY in the Clubhouse on **Saturday, December 2 at 4pm**. Please come and bring your favorite appetizer, holiday goodie and/or drink to share! [For residents only please].

### **GROUNDS UPDATE:**

We have completed several important projects over the past few months: extensive tree trimming and removals, resealing the parking lot, completing the Clubhouse kitchen repair/renovation. Still in the works are:



- **More Tree maintenance:** In addition to deep watering our redwoods and selective trimming of branches, we have applied tree growth regulator to allow the trees to strengthen branches rather than increasing their height. We certainly hope these preventive measures will help us avoid the severe storm damage we experienced last winter.
- **New Trees/shrubs:** We plan to plant some new trees/shrubs to replace the ones removed, especially along the creek. California Sycamore and White Oleander are being considered
- **Pilot Program for new landscape lighting:** Because our outdoor lighting grid is very old and requires a lot of ongoing maintenance, we are testing a small section of new **solar-powered** lighting. Besides using less electricity, these updated lights would also be much easier and less expensive to maintain, and they could be installed one section at a time.
- **Miscellaneous small projects:** perimeter gate repairs, drainage projects, bat removal.
- **Front Gate:** The drawings for the gate installation were completed. Now we are coordinating with the Fire Marshall before seeking approval from the City of Saratoga.
- **Well project:** Since last month, there is no new progress to report.

### **NEIGHBORHOOD NEWS:**

- Now that the days are cooler, the pool heaters have been turned off and the patio furniture stored away. Depending on ambient temperatures, they won't be back until April or May.
- 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 out and children playing and dogs being walked. You do not want to be responsible for injuring anyone due to inattention or excessive speeds.
- It also gets dark much earlier, so walkers should use flashlights, walk toward oncoming traffic, and **avoid wearing dark clothing**.
- **Neighborhood Watch:** Let's keep an eye out for each other. If you experience a security incident or observe any suspicious activity, please notify Community Management and/or the Sheriff's Dept. as soon as possible, noting the time and place so our security cameras can be reviewed. Recently we had another incident of a package disappearing from a porch after its delivery.
- **Stop signs:** Please note that there is a stop sign on all three lanes as you approach our exit. Please do not just roll through the stop sign. Also, there are two lanes to exit the Vineyards. The left lane is meant for those turning left onto Saratoga Ave or going straight into Bellgrove [note: the left lane is also the one that triggers the signal to change]. Please be courteous by waiting in the correct lane.

### **BOARD OF DIRECTORS MEETING**

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday December 14, 2023 at 7:00 PM. We meet in person upstairs 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.