



# The Grapevine



January 2024

## 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

## GROUNDS UPDATE:

### • Front Gate:

We are ready to meet with the City of Saratoga about the security gate. After we receive approval, we hope that the project will progress quickly. We will send out detailed instructions on how our system will be set up as soon as we can. Please make sure that you have submitted your current license plate and contact information with Community Management Services (CMS) — we will be implementing a license plate reader to allow automatic access for residents.

• Tree maintenance: Completed! All of our trees, especially the redwoods, have been thinned out so we hope to avoid any major breakage incidents this winter.

• New Trees/shrubs: Next to the creek, new plants will be coming soon! Thank you to our Landscape Committee.

• Pilot Program for new landscape lighting: We are continuing to beta-test a section of solar-powered lights. A couple of technical problems still need to be addressed: how to store enough electricity to power the landscape lights on cloudy days and how to integrate automatically switching power between solar and wired electricity. In the long run we hope to find a way to upgrade our 50-year old lighting grid to a more cost-effective and easy to maintain system.



• Well project: There is no new progress to report yet. We want to focus first on completing the front gate.

## Contacting CMS:

It has been brought to our attention that when you leave a **regular voice message** for CMS at 408-559-1977, it will not be picked up by anyone until the office re-opens for their **regular business hours**.

If you have an **emergency**, threatening safety or structural damage, such as imminent water damage or a hazardous electrical issue, please listen to the entire message for instructions on how to reach the CMS current on-call staff. The instructions are to **“press 3”** to be forwarded to the emergency voicemail. After listening to the emergency voicemail instructions, you also need to **“press 0”** to leave your message about your emergency.

## CHRISTMAS TREE DISPOSAL:

This year Waste Management says we need to set **one specific location and date** for Christmas tree pickup. We would like everyone to bring their tree, after all ornaments and tinsel is removed, to the northwest corner of the property, next to the three large green waste bins, by **January 29th**. Thanks for your cooperation!

## **2024 ANNUAL MEETING & ELECTIONS:**



Our Annual Meeting will be held as usual at our **February Board meeting** on 2/8/24. We hope you will attend this meeting to learn what the Association has accomplished in 2023 and what our goals are for 2024.

Due to some administrative issues, our **Election of Board members** will not occur until **March**. Our Board members serve for a two-year term and in 2024 three of seven positions will be on the ballot. Ballots will be mailed to all homeowners in February.

## **NEIGHBORHOOD NEWS:**

- **Pond:** Recently we have had many new ducks visiting our ponds (up to 10). They must have heard that it's a great place to rest on their southward migration! We'll see if they decide to settle here for the winter months.
- **Walkers:** Now that it's winter, it gets dark very early. In the evenings, please use a flashlight, walk towards oncoming traffic, and **avoid wearing dark clothing**.
- **Drivers:** 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.
- **Fountains:** We have had some issues with fountains not working or being on at weird hours. We normally want the fountains on from 9am until dark. If you notice a problem with any of the fountains, please notify CMS, and indicate the closest unit number.
- **Security Checklist:** The Sheriff's Department has an online Residential Security Survey to help you identify any weak areas in burglar-proofing your home. Please see this checklist at <https://countysheriff.sccgov.org/sites/g/files/exjcpb406/files/Service%20Forms/Sheriff%27s%20Office%20Residential%20Security%20Survey.pdf>. Crime prevention is a continuous process — it is important to take a critical look at your home security every 3-4 months.



## **WARNING: DUES ARE EXPECTED TO INCREASE IN 2024:**



As we have reviewed Association expenditures for the current fiscal year, we have been consistently over budget, especially for tree care, water, and garbage. Our fiscal year runs from April to March, so in April 2024, we expect that a dues increase will be required to keep up with inflation and to meet the increasing costs of maintaining our property in good condition.

## **WOOD BURNING:**

For many of us the aroma of burning wood evokes comfort and memories of good times, but for others it can present a health hazard. Wood smoke contains small particles and toxic chemicals which can cause serious health problems, especially in children, older adults, and those with heart or lung problems. As the weather cools, please consider the health of yourself and your neighbors before deciding to burn wood. Also, remember that on Spare the Air days, wood burning is strictly prohibited and violators can be fined.



## **BOARD OF DIRECTORS MEETING:**

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday February 8, 2024 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.