

# The Grapevine



February 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

## ANNUAL MEETING:

### 2023 GOALS & EVALUATION:

- **Front Gate Installation:** permitting is almost complete, then we will be ready to proceed with construction. We still need to work out the details of when the gate will be closed and how it can be opened. Please make sure you have completed the **Occupancy Form** with your current license plate and contact information and return it to Community Management Services (CMS). We will be implementing a license plate reader to allow automatic access for residents.
- **Well for Irrigation, Pools, & Ponds:** we know how to construct the well, but we are unclear on how to connect the well water to our existing irrigation system. It will be pursued further after the front gate is completed.
- **Clubhouse Storm Damage:** huge project was completed & now we have new kitchen
- **Flat roofing Project:** completed
- **New Housing Laws:** new laws in CA could allow high density housing within and around The Vineyards. Thank you to Anne Johnson for monitoring City Council discussions regarding the Saratoga Housing Element and keeping us informed. Keep an eye on what policies the politicians you elected have supported!
- **Lighting Project:** a limited solar prototype project is underway to try to save money and streamline repairs on our outdoor lights,.
- **Pavement Sealing:** done
- **Major Tree Project:** done. Unfortunately we lost 10 trees due to the storms last year. We did heavy trimming on our redwoods to mitigate future damage to our trees and property.
- **Blue Gum Eucalyptus trees next to the creek:** removed by SCVWD
- **Saratoga Creek Re-landscaping:** completed
- **Asbestos/Lead Testing** (mandated by SB 326): completed
- **Garbage/Trash:** on going problems. Please help monitor compliance.
- **Summer Pool Party:** came back to life after the pandemic

### 2024 GOALS:

- **Front Gate Installation:** complete project
- **Well for Irrigation, Pools, & Ponds:** keep moving forward
- **Lighting Project:** continue testing solar prototype
- **More Roofs Repairs?** under evaluation
- **SB 326 Compliance Project:** decks will be inspected next
- **Saratoga General Plan Housing Element:** continue to monitor
- **Summer Pool Party:** continue the tradition
- **Update our CC&Rs:** our last major revision was in 2016 but many laws have changed so we need to update CC&Rs accordingly

## **OTHER BUSINESS:**

- **SECURITY:** Saratoga Neighborhood Watch, **See Something, Say Something.** We all need each other to keep our community safe.
- **HOMEWORK ASSIGNMENT:** Please go home, read and understand the CC&Rs and Operating Rules!

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



- In reviewing Association expenditures for the current fiscal year, we have been consistently over budget, especially for tree care, water, and garbage. Our liability insurance has also skyrocketed to \$96,000 per year! We are trying to decrease our insurance costs, but CA is currently an unfriendly market due to our high incidence of fires and floods. Our fiscal year runs from April to March, so in April 2024. We expect that a dues increase of \$60-75/month will be required to keep up with inflation and to continue maintaining our property in good condition.

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

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:**

- **New garbage bins:** we have new garbage bins. The grey bins are for garbage/landfill, green bins are for organic waste, and blue bins are for recycling. The new bins tend to be narrower and taller, making it more difficult for those of us of shorter stature to reach.
- **Mailboxes:** just a reminder that our mailboxes are the property of the U.S. Postal Service. They do not belong to The Vineyards and the HOA is not allowed to even touch them. Even replacement keys must be purchased individually from the Saratoga post office. Doing anything to the mail boxes by the HOA could be considered to be a federal offense. When they are damaged, please report this ASAP to Community Management. We rely on the post office to do the repairs.



- **Rodents:** There have been some complaints about rodents around the Vineyards. Several years ago the EPA outlawed poison for rodents, so the mice/rats have been more difficult to control. If bats get in, we can't kill them but we can only make it more difficult for them to re-enter. Remember that our the pest control service can only place traps in the attic and common outdoor areas. We recommend that individuals place their own traps in their own garages and other exclusive areas.
- **Landscape Lighting:** There were reports of several outdoor lights that are out or blinking (blinking lights means that the bulb needs changing). If you notice this, please send a photo with the light in question to CMS, and please include nearby markers (e.g. garage or unit number) to help identify its location. We want you to feel safe but we need your help to keep on top of this problem.
- **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.

## **BOARD OF DIRECTORS MEETING:**

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