



The Grapevine



April 2024

BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Tom Schmidt
Director	Pam Nomura
Director	Andrew Thrall

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

DUES INCREASED ON APRIL 1:

Just another reminder that in April our dues increased to **\$645 per month**. Besides huge increases in water/sewer charges, our insurance costs skyrocketed (our annual policy went up from \$30,000 to \$100,000!). The monthly dues increase is necessary to cover our **normal operating expenses** (utilities, maintenance, and association costs). To cover **improvements to our infrastructure**, the Board has established healthy Reserves, and has invested it wisely to help offset our cost overruns. Our fiscal year just ended at the end of March. Despite inflation and many unexpected repairs last year, we spent just **3% over our Budget**, so our Association remains in excellent financial condition.



GROUNDS UPDATE:

- **Front Gate:** At last, the City of Saratoga issued a permit for our security gate! The Board will be reviewing details of the plan with our contractor in the next few weeks. We will also discuss our options for how we will open the gates and what hours they will be closed. We hope to employ **license reading technology**, so please make sure you have sent CMS an Occupancy Form with information for **ALL of your current vehicles**.



- **Pilot Program for new landscape lighting:** We are continuing to beta test a small section of solar-powered lights after identifying some technical problems. Eventually, sectional solar-powered lights should save us a lot of money by using less electricity and being much easier and less expensive to maintain. Many thanks to Michael Toback who has been the main driver of this important project!



- **Well project:** There is no new progress to report yet (it is likely to remain on hold until the front gate installation is underway). But we have established a fairly consistent monthly water usage when our irrigation system is turned off, so this will help us predict the amount of money we can save by using well water for our landscaping needs. A cost/benefit analysis will be done before we proceed.



WELCOME TO OUR NEWEST BOARD MEMBER:

The Board unanimously moved to appoint **Andrew Thrall** to replace our former Director Chuck Sudderth, who sold his unit last month. We are grateful that Drew accepted the position! He is a relatively new owner in the Vineyards but has already attended several Board meetings and is eager to serve our community. Welcome Drew!

SPRING CLEANING: Time to clean out those closets and garages. Two dumpsters will be on site May 9—20 (**for residents only**). 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 will cost the HOA extra money, which may lead to increased monthly assessments.**

NEIGHBORHOOD NEWS:

- **French Market & Carnival:** On Friday April 19 from 4pm-9:30pm and Saturday April 20 from 10am-5pm, there will be a fun family event just down the street at 12850 Saratoga Avenue. It is sponsored by the Saratoga French Cultural Preschool and Westhope Presbyterian Church. There will be wine and cheese, crepes and other delicious foods, as well as beautiful crafts for sale. There will be a lot of kid-oriented activities such as jumpy houses, games, pony rides, and face painting. There is no entry fee so please come and check it out.



- **Spring Wildflowers:** While you are at the French Faire, you can also enjoy the beautiful display of wildflowers at the same location. From now until mid-May there are numerous colorful flowers blooming! It has become a favorite spot for many neighbors to stroll around and take photos.
- **Drivers:** Please **DRIVE SLOWLY (15mph)**, especially as you enter the property and go around corners. There are joggers and walkers, children playing and dogs being walked. You do not want to be responsible for injuring anyone due to inattention or excessive speeds.



- **Saratoga Housing Element:** Many thanks to our resident Anne Johnson who has faithfully attended Saratoga City Council meetings and reported back to our community. The City of Saratoga finally accepted a new Housing Element (the last one expired in 2023), but it has not yet been approved by the State of California. According to Government Code section 65589.5 (d) (5), known as the "Builder's Remedy," [a provision of California's Housing Accountability Act] this means that the City of Saratoga cannot deny certain housing projects, **even if such projects do not comply with the jurisdiction's zoning ordinance or general plan.** With the pumpkin patch property next door ripe for development, we are concerned that high density and three-story high proposals could be forced upon us. At this time, however, as far as we know, the property is not up for sale.

PLEASE KEEP YOUR PET ON A LEASH:

There have been a couple of complaints about dogs being off leash on the Vineyards property again. For everyone's safety and peace of mind, please keep your pet on a leash no longer than six feet. This is also in compliance with City of Saratoga ordinance

BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday May 9, 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.

NEWSLETTER FEEDBACK: If there is an article you would like to submit, or topics you want to see covered, or if you have other feedback, please email pam.nomura@gmail.com. Thank you.