



The Grapevine



May 2024

BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Pam Nomura
Director	Tom Schmidt
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)

DUES INCREASED ON APRIL 1:

Just another reminder that in April our dues increased to **\$645 per month**. To avoid late fees, you might consider setting up **automatic payments** with Heritage Bank. Go to <https://www.hbcpay.com/#/person/find> and follow the steps given. The information you need is on your monthly statement: **Client ID is 861. Property ID is 0120** (the first 4 digits of your account number). **Account number** is the last 8 digits of your account number. When there is a change in our dues, they will automatically deduct the correct amount.

GOODBYE AND THANKS TO OUR TREASURER GLORIA FELCYN:

We want to remember Gloria Felcyn who passed away on April 17th after a valiant battle with cancer. Gloria served on the Board as Treasurer and as a Director since 2012. She was a highly accomplished CPA who worked with several international firms throughout her career. She specialized in taxation and established her own practice in 1982. We were extremely lucky to benefit from her knowledge and diligence as a CPA. She was dedicated to serving our Vineyards community and helped guide us into a secure financial future. She will be missed!

GROUNDS UPDATE:



- **Front Gate:** Next month, the Board will be reviewing details of the plan with our contractor and deciding what hours the gates will be closed and how we will open the gates. We plan 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. Again, Many thanks to Michael Toback who has been the main driver of this important project! A full replacement of our 50 year old electrical wiring would cost upwards of \$1 million! Instead, sectional solar-powered lights can be installed gradually and should also save money by using minimal electricity and being simpler and less expensive to maintain.



- **Well project:** There is no new progress to report yet (this project 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. At current water rates (which continue to increase every year), we estimate that using well water for landscaping will save us over \$80,000 per year.

WELCOME TO OUR NEW TREASURER:

The Board moved to appoint **Pam Nomura** to replace our former Treasurer Gloria Felcyn who passed away in April. Pam managed her own dental practice for over 30 years before retiring in 2019. Her attention to detail in overseeing all of her business' finances, inventory and staff, give her some insights into reviewing the finances of our Association. The Vineyards is also fortunate to work with Jill Grellman, our long-time accountant at Community Management Services, who always gets our financial reports done promptly and makes herself available to answer any of our questions.

SPRING CLEANING:

Two dumpsters will be on site May 9—20 (**for residents only**). Note: in the past we have offered this service to the residents two times per year, but we are considering decreasing this to just once a year to save the Association some money.

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 dues.**

NEIGHBORHOOD NEWS:

WILDLIFE PROBLEMS: It has been reported to the Board that a resident found a peanut in a shell more than once in her patio area. Please **DO NOT FEED THE ANIMALS!!** We have had increasing problems with squirrels and rats in our community, and both can be very invasive and destructive. Also, be cautious in storing any food items in your garage and do not leave any pet food out on your patio. Several residents have also reported a lot of mole and gopher activity in their yards. The HOA is paying for frequent pest control, but this is the season for rodent reproduction! Please note that the HOA also cannot provide pest control in garages or patios, but only in common areas.



SWIMMING POOLS: Since the weather appears to be consistently warmer, we just turned on the pool heaters. The pools should be pretty warm by Memorial Day (although we have already seen some hearty souls swimming). Please be a courteous neighbor and read the rules posted in the pool areas. Remember that each unit is limited to four guests.



NO SMOKING: Just a friendly reminder that smoking and vaping are prohibited inside and outside at The Vineyards (per our CC&R's).

OPERATING RULES: Please familiarize yourself with the Operating Rules (available at vineyardsofsaratoga.com, under Governing Documents). The Board does not want to overburden our residents with excessive regulations, but we are committed to protecting the beauty and tranquility of our community. We live in fairly close proximity to one another, so we appreciate your efforts to act with consideration to your neighbors.

BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday June 13, 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 within 60 days after they are approved 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.