



The Grapevine



June 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)

(408) 299-2311

**** IMPORTANT: NEW SOFTWARE REGISTRATION FOR ALL OWNERS ****

On June 1, our property management company, Community Management Service (CMS), initiated the soft launch of a new software program (CINC). This web-based software will offer a **much needed upgrade** to improve both the Owners' and the Board's ability to access up-to-date information. However, we apologize for the confusion which arose for those of you who already had automatic deductions through Heritage Bank (even the Board members were not notified that this changeover would affect June automatic payments).

Please go to <https://cms.cincwebaxis.com> to register. This is a secure website for The Vineyards HOA members. To register, you will need your **account number** (found at the top of your monthly statement), and you will provide your **contact information**. CMS will need to verify your registration before you can set up your account. Once this software is fully functional, it will **streamline your access** both to submit and to retrieve information regarding your unit. We encourage you to sign up for **automatic dues payments** through this system. If you have any questions, please contact our property manager Bill Oldfield by email: boldfield@communitymanagement.com. He can walk you through the registration process. We will keep you posted as we all become more familiar with the new software.

GROUNDS UPDATE:

- **Front Gate:** The Board is doing a **FINAL** review of the updated Gate proposal from Security Sector & Communications!! The gate is likely to stay open during the day and only be closed at night. We are planning to provide **two remotes** per homeowner which will activate the gate, and there will also be a video intercom at the entrance so visitors can communicate directly with residents via their phone. We will provide more details and training on the system when we are closer to implementation.



- **Pilot Program for new landscape lighting:** We are continuing to beta test a small section of solar-powered lights. 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 could be installed gradually, use only electricity powered by solar energy, and be 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).

UNAUTHORIZED ACCESS TO COMMON AREAS:

Recently there have been illegal gatherings at the Clubhouse and the pool/spa area. Just this week, thanks to our new director Drew Thrall, with assistance from Jim Foley, a group was caught in the small pool who were not residents. They could not produce a fob and would not identify which unit they resided at. The Sheriff was called in, and according to their protocol, the group contact information was collected but they were just given a warning. We will continue to monitor **activity in our common areas by fob entry records and via video**. If you see a gathering which may involve a **violation** (e.g. too loud, smoking/vaping, more than 4 guests per unit, meeting during quiet hours 10pm-8am), please report it to CMS so it can be investigated. Also, when you leave the pool or Clubhouse, please make sure the **door or gate is firmly closed** to prevent illegal entry. Do not prop doors open and do not let anyone have access that you don't know. With everyone's cooperation, we can retain a beautiful and relaxing environment for all to enjoy.

TRASH TALK:

- We continue to have incidents of residents failing to break down cardboard boxes as well as leaving detritus OUTSIDE of our garbage bins. The Board is routinely bringing in violators for a **hearing and a possible fine**. We already spend **\$6000/month** for waste collection and cleanup, so please be a good neighbor and help keep the garbage enclosures tidy for everyone.
- If you have any contractors working on your unit, please remind them that they must remove all of their construction waste and NOT use our dumpsters for disposal.

TERMITES:

- Please check for possible termite activity around your home, garage, and patio. Signs: (1) Mud tubes, which are termite tunnels, (2) "Swarmer" (groups of winged termites), (3) Discarded termite wings, (4) Sawdust-like termite droppings, and (5) Wood which sounds hollow when tapped or feels soft to probing with a screwdriver.
- There are three ways to keep termites at bay: (1) **Reduce moisture**—fix leaks, ensure proper drainage, provide good ventilation, (2) Keep all **wood** away from your house's foundation, (3) **Seal any cracks** or crevices in your home's walls, fences and roof. You want to make your home less enticing to them. Some suggested localized treatments: (1) inject orange oil into infested wood, (2) spray with neem oil + water + mild soap, (3) spray with vinegar + lemon juice, (4) spray with borax powder + water, (5) spray with salt + water, (6) spray with Raid.
- Owners sometimes request a pest control service to address termites in their unit, but if the HOA were to respond to all of these requests by calling a service, the cost would be prohibitive, resulting in significant dues increases. Also, re-infestation often recurs within a short period of time. However, if an infestation does merit a pest control service, the HOA has preferred vendors, and they may be authorized by the Board to perform work.

NO SMOKING: Just a friendly reminder that smoking and vaping are prohibited inside and outside at The Vineyards (per our Operating Rules).

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 July 11, 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.