



# The Grapevine



July 2024

## BOARD OF DIRECTORS

<b>President</b>	Jim Foley
<b>VP</b>	Michael Toback
<b>Secretary</b>	Laurel Smith
<b>Treasurer</b>	Pam Nomura
<b>Director</b>	Tom Schmidt
<b>Director</b>	Andrew Thrall

## OWNER REGISTRATION WITH Community Management (CMS):

<https://cms.cincwebaxis.com>

Please register to get direct access to your account and all HOA documents

## 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.

## Community Management Services (CMS):

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

## **\*\* UNAUTHORIZED ACCESS TO COMMON AREAS \*\***

Please make sure the door or gate is firmly closed after you exit the pools or the clubhouse to deter any illegal entry. Do not prop doors open and do not hold the door open for anyone that you don't know. We have had at least two incidents of a group of outsiders entering and using the Clubhouse Pool without a fob. Please pay attention and report any incidents of suspicious activity to our Association Manager and/or the Board. To make it possible for our security team to review pertinent video footage, it is important to note the **date, time and location** in question. With the support of our community, we can maintain a beautiful and relaxing environment that all of us can enjoy.

## **\*\*IMPORTANT: NEW SOFTWARE REGISTRATION FOR ALL OWERS\*\***

On June 1, our property management company, Community Management Service (CMS), launched a new software program (CINC). This web-based software will offer a **much needed upgrade** which will improve both the Owners' and the Board's ability to access up-to-date information. **Please be patient** as CMS gradually activates more modules of this software.

Please go to <https://cms.cincwebaxis.com> to register. This is a secure website for The Vineyards HOA members. To register, you need your **account number** (found at the top of your monthly statement), and you will provide your **contact information**. CMS then needs 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 also encourage you to sign up for **automatic dues payments** through this system. We will keep you posted as we all become more familiar with the new software and will highlight its usefulness for us all.

If you have any questions, please contact our property manager Bill Oldfield : [boldfield@communitymanagement.com](mailto:boldfield@communitymanagement.com). He can walk you through the registration process.

## **GROUND'S UPDATE:**

- **Front Gate:** Our contractors, Security Sector & Communications, are consulting with their vendors and subcontractors to prepare a **final quote** for our gate! We still need to decide what hours the gate will remain open. We are planning to provide **two remotes** per unit to activate the gate. 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. We are pleased to report that a new inverter has proved to be successful in keeping the system functioning smoothly over the past few weeks. The real test will be how it performs during the darker winter season. 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! In contrast, sectional solar-powered lights could be installed gradually, use only 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).

**PLEASE DON'T FEED THE WILDLIFE:** Although it is tempting to feed squirrels, the koi in the pond, and the adorable duck family, please do not do so. Most household foods are not good for them, plus we do not want to attract more destructive squirrels and rats onto our property.

**SWIMMING POOLS:** Our pools are now warmed to a balmy 82 degrees! Please be courteous and follow the posted rules so all of us have a chance to enjoy relief from the heat. Remember that every unit is limited to **four guests**, and one resident must be present at all times. Also, please remember to replace the cover if you use the hot tub. Thank you!

**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](http://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 August 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 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](mailto:pam.nomura@gmail.com). Thank you.