



The Grapevine



September 2024

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

On June 1, our property management company, Community Management Service (CMS), launched a new software program (CINC). Since this is new software, your old information is not saved, so we ask that you register with this new system:

- (1) Sign into WebAxis at <https://cms.cincwebaxis.com>.
- (2) To register, complete and submit a registration form online. Besides your contact information, you will need your **account number** (found at the top of your monthly statement). CMS will verify your registration, then you can finish setting up your payment account.
- (3) To set up payment of dues online, go to "Pay Assessments." You can choose to make payments by eCheck or by credit card. [Note: there is a 3.25% fee for using your credit card]. At the bottom of the page, we recommend that you check the box to "**pay current balance as of the payment date.**" Many people have gotten behind on their dues during this software changeover. **Late Fees** will not be applied during this transition period, but when this grace period ends, late fees will be applied and they can add up quickly.

If you have any questions, please call CMS at (408) 559-1977 or email our property manager Bill Oldfield at boldfield@communitymanagement.com. He can walk you through the registration process.

BOARD OF DIRECTORS

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

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

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

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

GROUNDS UPDATE:



- **Front Gate:** At the beginning of October, we finally expect the project to break ground! Our contractor anticipates that the project will take about one month to complete. The Board is now considering the option of keeping the gates closed all the time to discourage trespassing by outsiders. We are planning to provide each owner with **two remotes** for activating the gate. There will also be codes which will allow access for various delivery persons. We will provide more details as well as training on the system when we are closer to implementation.

- **Pilot Program for new landscape lighting:** The new lights have been working flawlessly for three months!! The real test will be how it performs during the darker winter season (it is completely powered by solar energy). Many thanks to Michael Toback who continues to monitor and oversee this important project. We hope to have an update on expansion of this project in the late spring.
- **Well project:** While water costs continue to soar, a well project will remain on hold until the front gate installation is completed. Note: over the past year alone, the **cost per gallon of water has risen 13.2%**.





FALL CLEANUP:

Two large walk-in dumpsters (for residents only) will be back on site from **October 10 to 21**. Please consider cleaning out your garage **so you can park your cars inside** — it is safer for your vehicles and helps open up parking spots for residents and visitors.

Please do not leave any of the following items in the dumpster: pretreated wood, dirt, concrete, engine parts, televisions, mattresses, unbroken furniture, computer monitors, refrigerators / freezers, tires, medical or hazardous waste. Also, please do not abandon any items **outside** of

the dumpster. Any violations cost the HOA extra money, which may lead to increased monthly assessments (we will use our video cameras to try to identify any offenders).

Note: Garbage costs skyrocketed in July — up **from \$5956 to \$7417 per month (a 24.5% increase!)**. In the spring, we are considering having just **one** dumpster instead of two to cut down on costs.

PLEASE DON'T FEED THE WILDLIFE: Although it is tempting to feed squirrels, koi and turtles, and the adorable duck family, please do not do so. Bread can actually kill ducks! It lacks vital nutrients and interferes with their natural foraging instincts, leading to malnutrition. Uneaten bread can also go moldy and cause disease, and leftover bread in the pond can cause algae overbloom which can deplete the oxygen in the water. Thank you for protecting our pond ecosystem!



NO SMOKING: Just a friendly reminder that smoking and vaping are prohibited both inside and outside of The Vineyards (per our Operating Rules) and by City of Saratoga ordinance.

WELCOME TO OUR NEWEST BOARD MEMBER:

We are happy to announce that the Board appointed **Christian Felcyn** to fill the open Director seat. Christian writes, “I’ve been at the Vineyards about 18 years now (wow it went by quick). My main field was in security and protection although I’ve pretty much left that field for now and am self-employed. I love to hike, bike-ride, and workout (in my gym at the Vineyards). I also rise very early in the morning (while it’s still dark) and walk the Saratoga streets. I grew up mostly in Saratoga and have really come to appreciate this great little city as a still safe and quiet place. I also love where I live, the Vineyards, and will seek to do whatever I can to keep it a safe and special place.”



Welcome aboard, Christian, and thank you for being willing to serve our community!

THANK YOU TO OUR GARDENERS: We want to recognize our hard-working gardeners who do such a great job maintaining our grounds! They are a team of only six people, but they are very responsive to our requests to trim our fast-growing vines and hedges.

SWIMMING POOLS: Our pools are 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. Also, remember that every unit is limited to **four guests**, and one resident must be present at all times.

BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday October 10, 2024 at 7:00 PM. We meet in person, upstairs in the Clubhouse (please contact Bill Oldfield for online access to the meeting). The 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 only to the 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.