



The Grapevine



October 2024

BOARD OF DIRECTORS

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

CINC: Owner Registration with Community Management Services
<https://cms.cincwebaxis.com>
 Please register to get direct access to your account.

VINEYARDS WEBSITE :
www.vineyardsofsaratoga.com
 Go to the website to view the Monthly newsletter, HOA forms & 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

FALL CLEANUP:

Two large walk-in dumpsters (for residents only) are back from **October 10-21**. 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 to identify any offenders).

VINEYARDS THIRD ANNUAL TRICK OR TREATING: 5:30—7:00pm

Residents and Trick-or-Treaters:

- Would you enjoy being visited by our costumed neighborhood kids, knocking at your door on Halloween?
- Would your kids enjoy trick-or-treating here at the Vineyards?



Go to the porch of 19537 (by our Koi pond & Big Pool) and add your unit # and name to the **sign-up sheet** and pick up a "Trick-or-Treat" bag to put on your front door or gate to designate your house as a participating "Trick-or-Treating House."

- Trick-or-Treaters: After 12 noon on Halloween, you can pick up a map of participating homes on the porch at 19537 (by Big Pool). On Halloween night, look for a light on and the trick-or-treat bag hanging on a door or gate and knock for a treat!

SPEEDING: Please **SLOW DOWN** especially when going around corners. **15mph** is the speed limit in the Vineyards.



PARKING: Just a friendly reminder that according to our CC&R's, registration of **ALL resident vehicles is required!** A unique parking sticker is issued for each vehicle. Also, if you have a visitor parking overnight, please leave a note on their dashboard indicating your unit number (in case of an emergency, we may ask you to move your vehicle).

**** REMEMBER TO VOTE ON NOVEMBER 5TH!! *****



ATTENTION ALL OWNERS: Please register with CINC

Our property management company, Community Management Services (CMS), has launched a new software program (CINC). This software allows you to update your contact information and to make your monthly HOA payments:

- Step (1) Sign into WebAxis at <https://cms.cincwebaxis.com>.
- Step (2) To register, complete and submit a registration form online. Please complete the form using the name listed on your monthly statement and your property, not mailing, address. CMS will verify your registration. Once your registration has been verified, you will receive an email (from donotreply@cincsystems.com) with a link to set your password for your new login ID (check your spam folder if you do not receive this).
- Step (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** have not been applied during this transition period, but this grace period ends soon—once late fees are applied, they can add up quickly.

If you have any questions, please email our Association Manager Bill Oldfield at boldfield@communitymanagement.com or 408-559-1977 ext. 114.

GROUNDS UPDATE:

- **Front Gate:** The gate project is underway! Our contractor anticipates that the project will take about one month to complete. There may be intermittent closures of one of the lanes during construction, but you will be able to exit/enter. Once completed, the Board will decide what hours to keep the gates closed. There will be a necessary transition and training period to figure out how owners, visitors and delivery people will access the property when the gates are closed. 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. More details to follow soon...



- **Pilot Program for new landscape lighting:** The new lights have been working flawlessly, but the real test will be during the winter season when the days are shorter (since these lights are completely powered by solar energy). We will have more news to report in early spring
- **Well project:** While water costs continue to soar, a well project will remain on hold until the front gate installation is completed.

PLEASE DON'T FEED THE SQUIRRELS: Although it is tempting to feed squirrels, koi, turtles, and ducks, please do not do so. Though cute, squirrels are actually very destructive to our patios and landscaping. Thank you for your cooperation!



NO SMOKING: Just a friendly reminder that smoking and vaping are prohibited both indoors and outdoors at The Vineyards (per our CC&Rs and the ordinances of the City of Saratoga).

GUTTER CLEANING: During the week of Oct. 28th to Nov. 2nd, 2024, depending on weather conditions, Commercial Gutter will be on site, cleaning debris from the gutters, downspouts & roofs. (The gutter cleaning can take place anytime during the time frame provided above and is not subject to specific days). For your safety, we ask that everyone keep clear of their crew while the work is being done as debris may fall on the ground, walkways, patios, driveways, fences, balconies, decks and other outdoor areas.

BOARD OF DIRECTORS MEETING: Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday November 14, 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.