



# The Grapevine



November 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
<b>Director</b>	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](http://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](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

## PLEASE REGISTER YOUR CAR:

Remember that if you acquire a new car, you must fill out a new Occupancy Form. We need to have **current contact information associated with each license plate** so we can easily contact you in case of an emergency. The parking permit sticker is NOT used to contact the owner but is just a quick indicator that you have registered your information with CMS.

During the month of November, the Board has been scanning cars on site to see if they have a parking sticker. We have found several cars which have a parking sticker but whose license plate is not in our database. If you moved your parking sticker from one car to another, please fill out a new Occupancy Form. According to our Operating Rules 10.1.1: "All Residents are required to have visible Vineyards-issued parking permit stickers on a window of each of their vehicles." But each parking sticker should be unique to just one vehicle. Failure to comply could result in a violation (and possible fine). Also, if you have a visitor parking overnight, please leave a note on their dashboard indicating your unit number.

## We will be using our license plate database when we distribute transponders to activate the new security gate.

Please help us by updating your information ASAP. Please fill in the PDF form online (found on The Vineyards of Saratoga website) and email it to Bill Oldfield; this will prevent illegibility issues and assures accuracy of your contact information.

[http://vineyardsofsaratoga.com/Forms/forms\\_OCCUPANCY\\_1.5\\_fillable%20web%202022.pdf](http://vineyardsofsaratoga.com/Forms/forms_OCCUPANCY_1.5_fillable%20web%202022.pdf)

## VINEYARDS ANNUAL HOLIDAY PARTY:

Come celebrate the Holidays with your neighbors!

When: Saturday, December 7, 2024, 4 - 7pm

Where: Vineyards Clubhouse

What: Bring your favorite appetizer, holiday goodie and/or drink to share



## 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 account and contact information, and to make your monthly HOA payments. If you have any questions, please call CMS at (408) 559-1977 or email our Bill Oldfield [boldfield@communitymanagement.com](mailto:boldfield@communitymanagement.com).

He can walk you through the registration process.

## GROUNDS UPDATE:

- **FRONT GATE:** I'm sure you have noticed that the gate project is well underway! Just this past week, the concrete for the sidewalk was completed. Soon the Board will be meeting with our contractor to decide what hours the gates will be open/closed and what methods we will choose to activate the gate. Next, we will hold meetings to educate owners and residents about the new gate. [Note: we have had a few mailbox break-ins over the past several weeks — we hope that these acts of vandalism will be deterred by the new gate.]



- **PILOT PROGRAM FOR LANDSCAPE LIGHTING:** The new lights have been working flawlessly. Many thanks to Michael Toback who continues to monitor and tweak the function of our solar-generated light system. An additional panel and/or battery may be needed to make sure the lights stay on all night during the shorter days. Eventually we hope to replace other sections with similar solar-powered lights.
- **WELL PROJECT:** remains on hold until the front gate installation is completed.

## NEIGHBORHOOD NEWS:

- **THIRD ANNUAL TRICK OR TREAT-A-THON:** Once again, we had about 25 adorable trick-or-treaters and 20 treat-givers! We had a lot of fun decorating throughout the Vineyards. Thanks to everyone for decorating, giving out treats, and making this a fun time for all! Special thanks to Chris Burns for organizing this event and for making The Vineyards look so festive.
- **POOLS:** Due to the cool temperatures, the heat is now turned off at the pools until next year.
- **NEXTDOOR:** Please note that The Vineyards of Saratoga is no longer participating on the platform Nextdoor. The Board is working to create private WhatsApp groups as a means of private communications with Owners and Residents of The Vineyards.
- **WOOD BURNING:** For many of us the aroma of burning wood evokes comfort and memories of good times, but for others it can present a health hazard. Wood smoke contains small particles and toxic chemicals which can cause serious health problems, especially in children, older adults, and those with heart or lung problems. As the weather cools, please consider the health of yourself and your neighbors before deciding to burn wood. Also, remember that on Spare The Air days, wood burning is strictly prohibited and violators can be fined.
- Just a friendly reminder that **NO GARAGE SALES OR ESTATE SALES** are allowed at The Vineyards.
- **GUTTER CLEANING:** We just completed the first round of gutter cleaning at the beginning of November. We will have another cleaning in January or February. This is an important part of the Board's preventive maintenance program, to try to prevent water damage from clogged gutters.
- **SPEEDING:** Drivers, please **SLOW DOWN** especially when going around corners. **15mph** is the speed limit in the Vineyards. Walkers, please wear light clothing and carry flashlights as dusk/darkness approaches.
- **VINEYARDS ELECTIONS:** There are three candidates for three Board positions in the upcoming year, so we will hold elections by Acclamation. Jim Foley, Tom Schmidt, Drew Thrall have agreed to run for another term on our Board. Ballots will be mailed out to owners in January. Our Annual Meeting will be held as usual during our February Board Meeting.



**BOARD OF DIRECTORS MEETING:** Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday December 12, 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](mailto:pam.nomura@gmail.com). Thank you.