



The Grapevine



December 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

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.

The Board has been scanning cars on site to see if they have parking stickers. 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." **After three warnings, failure to comply could result in your vehicle being towed!** Also, 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. If you have a visitor parking at The Vineyards, please leave a note on their dashboard indicating your unit number.

We will be using our license plate database when we distribute devices to activate the new security gate. Please help us prepare now by updating your information ASAP. Please use the fillable PDF form online (found on our website) and email it to Bill Oldfield; this will prevent illegibility issues and assures accuracy of your contact information Note: your signature is NOT required on the form).

http://vineyardsofsaratoga.com/Forms/forms_OCCUPANCY_1.5_fillable%20web%202022.pdf

GROUND'S UPDATE:

- **FRONT GATE:** I'm sure you have noticed that the gate project is well underway! Now we are waiting for final approval from the City of Saratoga. Once the gate is completed, the Board will be meet with our contractor to decide what methods we will choose to activate the gate and what hours the gates will be open/closed. We will keep you posted and set up community meetings as soon as we know more. Again, please make sure your vehicle is registered with CMS.



- **PILOT PROGRAM FOR LANDSCAPE LIGHTING:** Michael Toback continues to monitor and upgrade our solar-generated light system. At this time we have had to put the lights back onto regular electricity while he researches the right combination of battery sizes and switching from AC to DC lights so the inverter can be eliminated. Thank you to Michael for his diligent research to benefit our community.

PLEASE REGISTER WITH CINC:

Our property management, 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 Bill Oldfield at boldfield@communitymanagement.com. He can walk you through the registration process.

UPDATE FROM THE TREASURER:

When we create a new Operating Budget, we need to raise dues high enough to cover **ongoing costs** (e.g. insurance, utilities, maintenance). This year we had HUGE increases in our insurance rate, our garbage rate, and our water rate. Next year our insurance rate will actually drop, but we anticipate continued increases in utilities. (This is why we are working to implement solar lighting and to undertake a well project.)

Our Reserves are used to do **major improvements** such as tree maintenance, repair of walkways and buildings, the new gate, etc. The Board is working hard to keep our aging buildings and grounds in good repair, and our Reserves remain well-funded to pay for these projects and to avoid unexpected Assessments in the future.

NEIGHBORHOOD NEWS:

- **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, and Drew Thrall have agreed to run for another term. Ballots for the annual IRS Resolution and 2024 Annual meeting minutes will be mailed out to owners in January. Our Annual Meeting will be held as usual on February 13 prior to our monthly board meeting.



- **VINEYARDS HOLIDAY PARTY:** On December 7, about 35 residents came out to enjoy good food and drink and conversation. Many thanks to Chris Burns and Jim Foley and the Landscape Committee for decorating the Clubhouse so festively for this event!
- **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 way to communicate with Owners and Residents of The Vineyards. We will have instructions on how to join these groups next month.



- **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 may be fined.

- **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.
- **CHRISTMAS TREE DISPOSAL:** In January we want anyone disposing of a Christmas tree to remove all ornaments and bring it to the southwest corner next to our Organic Waste bins.
- **RECYCLING & GARBAGE:** A reminder that Styrofoam is NOT recyclable (should be placed in the garbage bin). Please be considerate to break down all boxes and not overfill the bins. Do not leave anything outside of the bins.



BOARD OF DIRECTORS MEETING: Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday January 9, 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 beginning of the meeting 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