



The Grapevine

2025
HAPPY NEW YEAR

January 2025



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

GROUND'S UPDATE:

- **FRONT GATE:** Everyone can see that the gate is making great progress—so exciting! We want to assure you that **YOU WILL NOT BE LOCKED OUT.** The Board needs more time to decide how and when the gates will be activated. You can help us by making sure that each of your vehicles are registered with CMS. When we assign remote controls, we will recheck that all of your vehicles have been registered. We will hold meetings to educate everyone and to answer ALL of your questions before we activate the gates.
- **PILOT PROGRAM FOR LANDSCAPE LIGHTING:** Michael Toback continues to monitor and upgrade our solar-generated light system. Thank you to Michael for his ongoing, diligent research to benefit our community.
- **WELL PROJECT:** remains on hold until the front gate is completed.



UPDATE FROM THE TREASURER:

We just approved our 2025-26 Budget. It has been another very challenging year financially. We have all felt the effects of inflation, but our water and garbage rate increases have been especially steep: since 2023, **water rates rose 13%** and **garbage rates increased a whopping 72%.**

As an HOA, we have something called a **Reserve Study** done every three years where our property is professionally evaluated to estimate all of the **capital improvements** which are anticipated over the next **30 years**. The goal is to avoid any **unexpected Assessments** (which could cost thousands of dollars per unit). Each year, 34% of your monthly dues goes into the Reserves, to fund projects such as tree trimming, the new front gate, upkeep of the asphalt, fences, decks, roofs, etc. We are considered in good financial standing as our Reserves are **over 85% funded** for future projects.

In conclusion, we have calculated that **our monthly dues need to increase to \$700 per month** beginning in April 2025 (an 8% increase). We are also apprehensive about insurance rates rising dramatically again in 2026. The reality is that California has become a risky prospect for insurance companies due to fire risk. You have probably heard of homeowners in the area who have been unable to obtain adequate coverage.

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.

NEIGHBORHOOD NEWS:

- **ANOTHER CAR BREAK-IN:** Unfortunately, in mid-December there was another incident of tools stolen from a van at night. In the future, we hope the front gate will help prevent these intrusions into our community!

- **MAILBOXES:** The Board wants to clarify that **the HOA does not own our mailboxes** and cannot repair them. We know this is frustrating, but the Post Office is responsible for repairing the boxes. The cluster mailboxes were installed to save time for our mail carrier by bypassing door-to-door deliveries in our complex. Please have everyone affected by the damaged mailboxes contact the Post Office directly about needed replacement/repairs.



- **RECYCLING & GARBAGE:** Recently we have had several improper recycling hearings. Please remember that the owners are responsible for violations by renters or any of their guests and may be fined. Basically, residents must breakdown boxes and make sure they fit **inside the recycling bin**. Also, we ask residents to please be considerate by transporting over-sized or numerous boxes to the larger bin in corral #3. The Board does not enjoy punishing violators, but we want all of us to **work together** to keep our grounds looking tidy and well-cared for.
- **GUTTER CLEANING:** There is a gutter cleaning scheduled for the week of January 20-25 (sorry for the late notice!). For your safety, we ask that everyone keep clear of the crew while the work is being done as debris may fall on the ground, walkways, patios, driveways, fences, balconies, decks and other outdoor areas. Prior to the cleaning, please close your windows and remove or cover all furniture, pets, cars, clothing in these areas. Access to patios is necessary to perform the cleaning in most cases. If patios or backyards are not accessible, the resident will be responsible for any debris that spills over to their area, unless prior arrangements are made.
- **VINEYARDS ELECTIONS:** There were three candidates for three Board positions this year, so they were **appointed by Acclamation** by the Board on Thursday, January 16th. Many thanks to Jim Foley, Tom Schmidt, and Drew Thrall who all agreed to serve for another two-year term. It can be challenging to oversee our diverse community, and each Board member **volunteers** several hours a month to keep our property safe, financially sound, and in good repair. The Board wants to hear of your concerns, but please remember that our Rules and Regulations are crafted to benefit and protect the community as a whole. We do not enjoy imposing fines but we want to encourage behavior that preserves the quality of life for everyone at The Vineyards. Ballots to (1) accept last year's Annual Meeting minutes and (2) rollover excess funds to the following fiscal year will be mailed out to all owners in January and are due back on March 13. Our Annual Meeting to review 2024 will be held during our regular monthly board meeting on February 13 at 7pm.
- **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.



BOARD OF DIRECTORS MEETING: Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday February 13, 2024 at 7:00 PM. **[We apologize for the last minute change to the January meeting which unexpectedly had to be delayed by one week]**. We meet in person, upstairs in the Clubhouse (please contact Bill Oldfield if you require 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 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 discussion at 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.