



# The Grapevine

June 2025



## 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>	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 and documents, Bylaws, CC&Rs, Operating Rules, HOA Board meeting minutes.

## Community Management Services

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

## FRONT GATE:

- We apologize for the delay in getting the gate activated. We still need to organize the information for all of our residents before we can start distributing clickers. Please be patient as the Board figures out the best way to implement this long-awaited project. If you would like to help with community education and distribution, please email me at [pam.nomura@gmail.com](mailto:pam.nomura@gmail.com).
- When we have our database fully updated, we will hold several community meetings to distribute clickers and to educate everyone about the gates. Every unit will be assigned ONE clicker; additional clickers may be purchased by owners. Gate access will be available by clicker, by keypad code, and by scanning of windshield stickers (which will be also be available for purchase by owners).
- Remember that it is the responsibility of **OWNERS** to get educated on how the gate will function and to distribute clickers and/or windshield stickers to their tenants. **Please keep CMS informed of your tenants' contact and vehicle information.**



## TWO EXIT LANES:

- There have been some backups as cars line up to exit The Vineyards. Please note that there are TWO exit lanes:



1) The **left lane** is used to turn left onto Saratoga Ave. or to go straight into Belgrove.

2) The **right lane** is used only to turn right onto Saratoga Ave.



- ♦ Please note that the signal is triggered by **traffic cameras not by pavement sensors.** We are also aware that it seems to take a long time for the signal to change, and we are checking to see if this can be remedied. But as you exit, **please keep the right lane clear for**

### UPCOMING / ONGOING PROJECTS:

- **Upgrade of security cameras:** our current cameras will be replaced in mid-July. The new cameras have much clearer resolution and will also be much easier to access and review. We are hoping to add a couple more people to our Security committee to investigate when incidents occur, so please contact Bill Oldfield if you are willing to volunteer your time. Thank you!



- **Roof replacement:** We will be replacing our roofs again over the next **3 – 4 years**. Many roofs were replaced in 1998. The roofs have been sequenced according to visible wear and tear. The general life of a roof is estimated to be about 30 years. Thirteen buildings will be addressed in 2025. Affected residents will be notified before the work is expected to begin. Please anticipate that it will take 3-4 days of noise to complete each unit. The old asphalt shingles need to be completely removed before new shingles are placed to make sure that no moisture/rot gets trapped underneath.
- **Balcony inspections:** ACS (Associated Construction Services) will be inspecting our balconies in the next few weeks to see if our decks need resurfacing (to prevent water intrusion and damage).
- **Wood repairs and repainting:** This year we will also start to replace rotten wood fences before we repaint the entire property. We are still gathering estimates for these big projects and will keep you posted.
- **Deep watering:** We will also have deep watering twice this summer to help protect the health of our trees.

### NEIGHBORHOOD NEWS:

- **Pool use:** Now that the weather is heating up, we hope you enjoy cooling off in the pools with your family. However, please be respectful of other people who may want to use the swimming pool and be aware of how much time and space that your family occupies in the pool area. We suggest that children use the small pool since the Clubhouse has easily accessible restrooms. Also, some adults want to swim laps in the big pool, so please leave space available for them. We want everyone to have a chance to enjoy the pools!
- **Spa cover:** We finally have a new cover for the spa! **Thank you for making sure that you replace the cover after using the spa** The cover helps retain the heat and also keeps debris out of the spa.
- **Please be a good neighbor:** Even if you haven't littered, please pick up any trash you see so The Vineyards grounds remain attractive. Also, please help us keep the garbage bins area neat and the gates closed, When we all do our part, our community can easily stay tidy for everyone to enjoy.
- **Crime update:** There was another car break-in a couple of weeks ago. Please make sure you don't leave anything visible inside of your car. It is highly recommended that you park your car **inside your garage**. Please report any incident to CMS. And though our security committee can assist in identifying car license plates, the victim is the one who must report the crime to the Sheriff.
- **Ducks:** Our family of four ducklings are almost ready to fly the coop! Just a reminder not to feed the ducks or the koi (people food will make them ill) and please do not allow your children to throw anything into the pond. Many thanks!



### BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday July 10, 2025 at 7:00 PM. We meet in person, upstairs in the Clubhouse. The meeting 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 to those 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 after approval 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.