



The Grapevine

July 2025



BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Pam Nomura
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 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

bold-
field@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:

- The good news is that the gate is completed! We have discovered that our Owner database needs to be verified. This week we will be sending out a registered letter to every **OWNER** with a form to fill out. Your confidential information will go directly to Community Management (CMS). There is one set of questions for **Owner Residents**, one for **Owner Landlords**, and one for **Owner Landlords with a Property Manager**. Every Owner needs to fill out one form per unit. Please enter your information as soon as possible. Once our database is complete, we can prepare for the meetings to distribute gate activators.
- Every unit will be assigned ONE free remote opener. Gate access will also be available by an RFID (radio frequency ID) sticker on your windshield and by a keypad code entry. Additional remotes and all RFIDs will be available for purchase by Owners.
- The **OWNER** needs to be available to pick up their free remote in person during one of our orientation meetings and to get educated on how the gate will function. Owners will also be the ones responsible for requesting and paying for extra remotes and RFID stickers for other residents in their household and for their tenants. **Remember that the Owner will be responsible for the activity tracked on the devices connected with their unit.** Therefore, Owners will want to inform CMS when a resident moves out so we can disable their RFIDs and entry codes. This will also apply to any lost remote.



TWO EXIT LANES:

- There have been some backups as cars line up to exit The Vineyards.
- One issue is the time it takes for the light to turn green. One resident reported waiting 16 minutes to turn left onto Saratoga Ave. We will address this issue with the City of Saratoga.
- Please note that there are TWO exit lanes:
 - The **left lane** is used to turn left onto Saratoga Ave. or to go straight into Belgrove. Please leave the right lane clear for cars turning right.
 - 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.



UPCOMING / ONGOING PROJECTS:

- **Upgrade of security cameras:** our current cameras have been replaced!! Thank you to Michael Toback for his research to get this valuable upgrade. The new cameras have much clearer resolution and are much easier to access and review. When incidents are reported, it should be much easier for our Security Team to locate the pertinent images. The Board wants to add a couple more people to our Security Team to investigate when incidents occur, so please contact Pam Nomura (pam.nomura@gmail.com) if you are willing to volunteer your time. Thank you!



- **Roof replacement:** We are replacing our roofs 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.

NEIGHBORHOOD NEWS:

- **Trash Talk:** At our last Board meeting, someone brought up the frequency of trash overflow on the south side of the complex (Enclosures #1-7). The Board is aware of this issue and is deciding how we can lessen this problem in the future. Meanwhile, it would be very helpful if everyone could **breakdown all cardboard boxes** to conserve space. Remember that larger boxes should also be brought to Enclosure #3 where we have larger recycle bins. Please help us work together to make this community work for everyone.
- **Exercise Room and Pool Table:** Recently there have been several complaints about weights not being replaced in the exercise room. Weights left on the floor can cause a tripping hazard, and some of the heavier weights may be difficult for others to move safely. The pool rack and several pool cues were also damaged. Please respect our shared facilities, otherwise we may be forced to remove these amenities. Thank you for your cooperation!
- **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 areas and be aware of how much time and space that your family occupies. 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.
- **It's all about being a good neighbor:** Even if you haven't littered, please pick up any trash you see so The Vineyards grounds remain attractive. The Vineyards is our shared home and when we all work together, it can remain a place that everyone can enjoy.

BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday August 14, 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. Thank you.