



The Grapevine



Aug / Sept 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

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

FINAL COUNTDOWN FOR THE FRONT GATE !!!

- AT LAST, we are making final preparations for our Gate Activation. We are planning to close the EXIT gate on September 10, so you will have a week to get used to the AUTOMATIC exit (the gate senses the presence of a vehicle, so no remote is needed to exit). **The ENTRANCE gate is expected to be fully operational on Wednesday, September 17 at noon.**
- Every unit will be assigned **ONE FREE REMOTE**, which operates like a typical garage door opener. Gate access by residents will also be available by an **RFID** (radio frequency ID) sticker mounted on the driver's side of your windshield (the gate detects the sticker when you are about halfway across Saratoga Ave). You can also activate the gate yourself by entering a unique 4-digit code (which we assign to you) into the call box.
- The Board is offering five pickup and learning sessions for **OWNERS ONLY**, upstairs in the Clubhouse on these dates:
 - #1 Thursday, August 21, 6:00-7:30pm (Completed)
 - #2 Tuesday, August 26, 7:00-8:00pm (Completed)
 - #3 Saturday, August 30, 10:00-11:30am (Completed)
 - #4 Tuesday, September 9, 6:00-7:30pm
 - #5 Wednesday, September 17, 10:00-11:30am (LAUNCH DAY)
- If the Owner cannot attend one of these meetings in person, please contact Bill Oldfield to request a Delegation Authorization Form. We will require a **signed copy** of this form to allow anyone else to order and pick up hardware. Additional remotes and all RFIDs will be available for purchase by Owners Only. Each additional remote costs \$50 and the RFIDs cost \$25 each. No payment transaction occurs when you pick up devices—we will add the cost of any hardware you order to your monthly Assessment. **OWNERS, remember that you are responsible for the activity tracked on the devices connected with your unit.** Therefore, remember to inform CMS if a remote is lost or if a resident moves out so their hardware can be disabled.
- **Guests and Vendors** can request access from you from the gate via your phone. At the call box, they must enter the five digit address (19XXX) of your unit. Next, the system will call you — residents can provide up to three phone numbers for your unit. If you agree to let the guest in, you will enter "9" on your phone, then the call will hang up, and the gate will open.



Front Gate (cont'd):

MyQ Community app. This free app will allow you to create temporary entry codes for visitors and vendors. You can notify vendors of this temporary entry code when you place an order for something that needs to be delivered (e.g. Amazon, Uber, DoorDash, etc.), then you can delete that code when it is no longer needed. **We will send you an invite to join our MyQ Community app when we are ready to launch it.** (First we need to upload all of the data we collected at our Gate Activation meetings.)

Here is a QR code that will direct you to the latest FAQ information on the Gate:



*****Many thanks to Bard Williams for providing valuable insights and leadership for the preparation and roll out of the Gate Project!**



SAVE THE DATE: VINEYARDS 4TH ANNUAL TRICK-OR-TREATING

October 11 - Sign-up sheets for Trick-or-Treating and/or giving out treats will be available on the porch of **19537 Vineyard Ln (by the Koi Pond and Big Pool)**

October 31 - Trick-or-Treating – 5:30 to 7:30 pm

TRASH TALK (AGAIN)

In August, West Valley Collection attached warning labels to some of our recycling and landfill containers. **THEY MAY REFUSE to pick up improperly sorted garbage** if landfill garbage is found in the recycling bins OR if cardboard is found in the landfill bins. This could result in more garbage overflow and possible increased fees for additional pickups. Please do your part to make sure your recycled items are acceptable (i.e. clean cardboard, glass, aluminum and plastic containers). Remember that clothes hangers, styrofoam and most plastic wrap/bags are NOT recyclable. ALL cardboard needs to be broken down and recycled.

ONGOING PROJECTS:

- **Upgrade of security cameras:** We had our first training for our new Security Camera team. Now, when incidents are reported, it should be much faster for one of us to locate the pertinent images. We will announce the members of our Security team next month after the Board officially approves this committee. 
- **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.
- **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.

BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday September 11, 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.