



The Grapevine



October 2025

BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Pam Nomura
Director	Christian Felcyn
Director	Bard Williams

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 docu-
ments, 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

THE FRONT GATE IS LAUNCHED!!!

- We hope you have had a good experience with the gate so far. Please double check that your entry code, RFID stickers, and remotes seem to be working properly. Please contact Bill Oldfield if you have any concerns.
- Did you receive an email to activate the **Community by myQ app**? This app will allow you to create temporary codes for family, friends, deliveries and more. Learn more about Guest Passes and the app on the updated GATE FAQ (see QR code below).
- Remember that Guests and Vendors can also request access from you via your phone. At the call box, if they enter your five digit address (19XXX), the gate will call you (you provided one or two phone numbers for your unit). When you receive the call, you can agree to let the guest in by entering "9" on your phone, then the call will hang up, and the gate will open. [If you just hang up, the visitor will be denied entrance.]
- A few people have had trouble using the remote to open the **pedestrian door**. You can either push the lower right hand button on your remote, or you can place the remote close to the pad located to the left of the door. There will be a small click, then you should be able to turn the handle.
- Remember that as you drive up to the exit gate, it can take a few seconds for the sensors in the pavement to detect your car, then it takes about ten seconds for the gate to open fully. If you are turning left onto Saratoga, **please drive all the way up to the crosswalk in the LEFT exit lane**. Pavement sensors detect your car so the gate will not close on you. But you must pull up to the crosswalk so the traffic camera across the street can detect your car and cause the signal to change.
- **Please leave the right exit lane open** for those cars who are turning right onto Saratoga Ave. Also, please be patient: we are still working with the City of Saratoga to decrease the wait time for the signal to change.
- For those of you who have requested **additional RFIDs**, they finally arrived! You can contact Bill Oldfield to purchase additional stickers. We will also have RFIDs available before our next Board Meeting on Thursday, October 9 from 6:15-6:45pm.



Here is the QR code that will direct you to
the **latest FAQ sheet** on the Gate.

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



FALL CLEANUP:

As a courtesy to our members, we have order two large walk-in dumpsters (for residents only). They will be on site from October 9 to 20. Please do not use it to dispose of any hazardous waste. Also, please do not abandon any items **outside** of the dumpster—violations will cost the HOA extra money.

GUTTER CLEANING:

We have scheduled gutter cleaning for October 27 to November 1. This is the first of two cleanings to prevent water damage from clogged gutters. Please be aware that this may cause some dirt/leaves to litter your patios/balconies.

MEET OUR NEWEST BOARD MEMBER

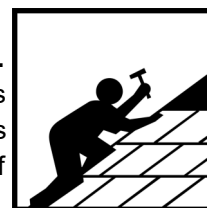
Sadly, two of our Board members, Tom Schmidt and Andrew Thrall sold their units this year—they will both be missed! But we are delighted to announce that the Board has appointed **Bard Williams** as a Director. As a volunteer, Bard was instrumental in organizing the Gate Activation project and brings a multitude of talents to our community. Dr. Williams is an accomplished educator, author, manager, and business coach with more than 30 years of leadership experience with tech companies like Apple, TiVo and Compass. He holds a doctorate in education from the University of Georgia. He has lived at The Vineyards since 1998.

We also want to remind our community that our Board members **volunteer several hours every month** to ensure that The Vineyards remains in good condition. **We do not receive any compensation or perks** for serving on the Board. The only people paid are our Association Management Company and our contractors. When a Homeowner reports a problem to CMS, it is often our President Jim Foley who personally assesses the problem so that the proper contractor can be called in to do the repairs. He is not reimbursed for the many hours he spends troubleshooting emergencies and maintenance issues, and we are lucky that he is so familiar with The Vineyards and is willing to share his expertise with us.

The Board would also like to know how we can engage more of our homeowners in the care of our community. Please let me know if you have suggestions, or if you have a particular area of interest. How can we involve you in the care of The Vineyards? My email is pam.nomura@gmail.com. Thank you!

ONGOING PROJECTS:

- **Roof replacement:** We are continuing the first phase of roof replacements (a 3 year project). 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.
- **Deck inspections:** We recently completed an inspection of all of our decks and are awaiting a report from our contractor.
- **Wood repairs and repainting:** This year we will also start to replace/repair rotten wooden 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 October 9, 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.