



The Grapevine



August 2024

****IMPORTANT: NEW REGISTRATION FOR ALL OWNERS****

On June 1, our property management company, Community Management Service (CMS), launched a new software program (CINC). This web-based software offers a **much needed upgrade** which will improve both the Owners' and the Board's ability to access up-to-date information. **Please be patient** as CMS gradually activates more modules of this software.

Please go to <https://cms.cincwebaxis.com> to register. This is a secure website for The Vineyards HOA members. To register, you need your **account number** (found at the top of your monthly statement), and you will provide your **contact information**. CMS then needs to verify your registration before you can finish setting up your account.

Once this software is fully functional, it will **streamline your access** both to submit and to retrieve information regarding your account. We also encourage you to sign up for **automatic dues payments** through this system. We are aware that some people have had trouble signing up for these automatic payments. If you have any questions, please contact our property manager Bill Oldfield : boldfield@communitymanagement.com. He can walk you through the registration process.

GROUNDS UPDATE:

- **Front Gate:** At last we signed the final contract from Security Sector & Communications! We still need to decide what hours the gate will remain open. We are planning to provide **two remotes** per unit to activate the gate. There will also be a video intercom at the entrance so visitors can communicate directly with residents via their phone. We will provide more details as well as training on the system when we are closer to implementation.



- **Pilot Program for new landscape lighting:** The new lights have been working flawlessly over the past month. The real test will be how it performs during the darker winter season. Many thanks to Michael Toback who continues to monitor and oversee this important project. He is also looking into a more simplified, low amperage configuration. We spend about \$500 a month just maintaining our old lights, and a full replacement of our 50 year old electrical wiring could cost upwards of \$1 million! In contrast, sectional solar-powered lights could be upgraded gradually, use only solar energy, and be simpler and less expensive to maintain.
- **Well project:** There is no new progress to report yet (this project is likely to remain on hold until the front gate installation is underway).



BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Pam Nomura
Director	Tom Schmidt
Director	Andrew Thrall

OWNER REGISTRATION WITH Community Management (CMS):

<https://cms.cincwebaxis.com>

Please register to get direct access to your account and all HOA documents

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 (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

PLEASE BE AWARE of the people you see around our complex. As we mentioned before, there have been a couple incidents of trespassers in the Clubhouse pool area. Last month, we may also have had outsiders scrounging through our garbage bins. We need the eyes and ears of our whole community to be observant and to speak up.



See Something, Say Something: If you notice anything amiss, please make a note of the day/time and report the incident to CMS so our security team can check our video cameras. Also, please take photos as appropriate to clearly communicate your concerns. We are hopeful that a new Gate at the entrance will help to reduce these incidents. Nevertheless, please remember to enter common areas using your fob and to make sure the door locks behind you. Do not hold the gate open for strangers.



PLEASE DON'T FEED THE WILDLIFE: Although it is tempting to feed squirrels, the koi and turtles in the pond, and the adorable duck family, please do not do so. Most household foods are harmful to them, plus we do not want to attract more destructive squirrels and rats onto our property.

SWIMMING POOLS: Our pools are warmed to a balmy 82 degrees! Please be courteous and follow the posted rules so all of us have a chance to enjoy relief from the heat. Also, remember that every unit is limited to **four guests**, and one resident must be present at all times. If you use the hot tub, please replace the cover. Thank you!

NO SMOKING: Just a friendly reminder that smoking and vaping are prohibited both inside and outside of The Vineyards (per our Operating Rules).



TREASURER'S REPORT: Pam Nomura



As the new Treasurer for the HOA, I am becoming better acquainted with all of the work that goes on behind the scenes at The Vineyards to keep our grounds in good condition. Community Management Services (CMS) helps coordinate the services for our property, but when an issue arises, a Board member usually needs to get involved. It takes all of us to oversee the 165 units in our beautiful but aging complex.

Our past Treasurer, Gloria Felcyn, who passed away earlier this year, served our community for over ten years and as a CPA she kept us on a path to good financial health. Our HOA contributes to our Reserves every year so we can cover the cost of capital improvements without requiring a costly "Special Assessment." For several years our monthly dues remained steady, but for the past two years we have had significant cost increases due to inflation. This year our insurance alone cost the HOA \$70,000 more than last — equal to **\$35 per month per unit**. And in July, our garbage costs unexpectedly increased by almost **\$9 per month per unit**. The Board is trying to avoid another dues increase next year, but our normal operating expenses have continued to rise. By law, we are not allowed to use Reserve monies to fund normal operating expenses. [The Gate and the Well Projects will be funded by our current Reserves.]

BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday September 12, 2024 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 only to the 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 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.