



# The Grapevine



March 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>  | Tom Schmidt      |
| <b>Director</b>  | Andrew Thrall    |
| <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 & 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](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

## DUES INCREASE ON APRIL 1ST!!

Unfortunately, as we reported last month, our dues are increasing to \$700 per month (an 8% increase). We have all been hit with major inflation in the past couple of years and our costs as an Association have also risen.

The good news is that The Vineyards is fiscally sound and we have ample Reserves to cover major projects in the foreseeable future. It is always more economical to keep things in good repair than to face a complete replacement after a failure. Our Board works hard to monitor the health of our trees and pools and all structures. Beside paying for water and garbage, our dues pay for tree trimming, landscaping and irrigation maintenance, weekly street sweeping, pool and fountain and pond upkeep, twice a year gutter cleaning, roof and structural repairs. After the gate is installed, we hope to see a drop in the petty thefts around our complex. As an Association, our owners collectively pay for all of these services.

## FRONT GATE:

We are all excited about activating the new front gate, but the contractors are still working on the electronics and a few other details before the Board can meet with them. We will notify all of our owners and provide a few days of orientation training before the gate is activated. We will definitely distribute a device similar to a garage door opener for each unit. There will also be a **keypad** at the entrance for both drivers and pedestrians. Please be assured that **YOU WILL NOT BE LOCKED OUT**. However, you can help us out by making sure that each of your vehicles are registered with CMS along with your **current contact information**. Please be reassured that we will hold a few meetings to educate everyone and to answer ALL of your questions before we close the gates.



## OTHER ONGOING PROJECTS:

1. **GOVERNING DOCUMENTS UPDATE:** The Board is in the process of reviewing a first draft of an update of our CC&R's and ByLaws (these documents were last updated in 2017). Thank you to Michael Toback for his MANY hours of work reviewing the details to highlight important changes for the rest of the board.
2. **PILOT PROGRAM FOR LANDSCAPE LIGHTING:** Michael Toback also continues to monitor and upgrade our solar-generated light system (though this project has taken a back seat to our documents update).
3. **WELL PROJECT:** on hold until the Gate is operating smoothly.
4. **FENCES:** You may notice an "X" on some of the boards around your unit—this indicates that they require replacement. We recently had all of our wood fences (which are about 25 years old) inspected. We are planning to repair or replace them before we proceed with an extensive painting project.

### **TRASH TALK:**

Please be considerate when disposing of your trash! We all share the same garbage space, so please break down ALL boxes, and if they don't fit easily into the blue recycling bin, please take them down to Corral #3 where a larger blue bin is available. This is allowed outside of the bins or corrals. Be aware that we already pay over **\$7400 per month** for garbage pick ups (a year ago it was \$5650!!), so we do not want to have extra charges for improper detritus around our bins.



We are also asking for volunteers to do a time/motion study of garbage pickup in our complex and in the Belgrove complex across the street to see if we might be able to have our rates lowered. Early Tuesday morning (6am-10am) is the approximate window of time for observation. If you are willing to help out our Association with this project, please email me at [pam.nomura@gmail.com](mailto:pam.nomura@gmail.com). Thank you!

**HIGH WINDS:** Thankfully, our complex survived the high winds last week with minimal damage. Our focused efforts to trim our trees appears to have paid off! Our landscapers are busy cleaning up debris as fast as they can. Please place any large branches found in your exclusive common areas out to the curb so they can be disposed of. Also, as usual, report any damage or other concerns to Bill Oldfield as soon as possible.

**VINEYARDS ELECTIONS:** Thank you for those who returned their ballots in March. We received 64 ballots, with 56 ballots for approval and 8 abstentions. Both items passed: (1) the annual IRS resolution to rollover excess income and (2) to accept the Minutes from the 2024 Annual Meeting.

**NEXTDOOR:** Please note that The Vineyards of Saratoga is no longer participating on the platform Nextdoor. The Board is working to maintain private WhatsApp groups as a way to communicate with Owners and Residents of The Vineyards. If you are willing to help implement this project, please contact Bill Oldfield.

**BOARD OF DIRECTORS MEETING:** Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday April 10, 2024 at 7:00 PM. We meet in person, upstairs in the Clubhouse (please contact Bill Oldfield if you require online access to the meeting). The 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 beginning of the meeting when you can bring up 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 discussion at 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](mailto:pam.nomura@gmail.com). Thank you.