



The Grapevine

April 2025



BOARD OF DIRECTORS

President	Jim Foley
VP	Michael Toback
Secretary	Laurel Smith
Treasurer	Gloria Felcyn
Director	Tom Schmidt
Director	Pam Nomura

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

REMINDER: DUES INCREASED ON APRIL 1:

Just another reminder that in April our dues increased to **\$700 per month**. (an 8% increase). I have heard some grumbling about this and want you to know that the Board is equally unhappy about this. In addition to **inflation rates of 2.9-7.0%** over the past 4 years, property insurance rates have skyrocketed across the **entire country** and especially in fire-prone California (many HOAs are struggling to find **any company** willing to insure them).

Unlike owning a single family home, we are bound together as an HOA community and the Board has the responsibility to make decisions for us as a whole, looking out for the future of our "small town." It has been daunting for me to learn how complex this process can be. As Treasurer, I personally would like to improve the Board's communication with our homeowners so no one feels like a "victim" of arbitrary financial decisions. For example, our dues only go up when **Operational Expenses** (ongoing expenses such as garbage, water, pool maintenance, garden maintenance and property insurance) increase. In contrast, we set aside part of our monthly dues for **Reserves**. This amount is calculated by a third party who does a "Reserve Study" of our grounds every three years to estimate the cost to **maintain our infrastructure** (such as roofs, walkways, buildings, plumbing, fencing, the front gate and major tree pruning) for the next 30 years. In order to be deemed fiscally responsible, the Board should maintain 70% funding of recommended Reserves, which we currently have. I have read about many HOAs that have kept dues artificially low, only to impose hefty assessments (thousands of dollars) when improvements become necessary.



GROUND'S UPDATE:

- **Front Gate:** The gate is ready to be initiated! The Board now needs to set up a time with our contractor to understand the **details** of how the gate can be activated by residents and visitors. Then we plan to hold several community meetings to distribute devices and to educate everyone about the gates. It is likely that the gate will remain closed all day, but we will need to see if this creates any jam ups at the entrance during the busiest hours. We hope the gate will prevent the mailbox and auto break-ins and package thefts which have plagued our community and Saratoga at-large for the past few years.



[Note: there was another attempted car break-in this month! Fortunately the owner heard something and scared away the intruder although a car window was shattered and needs to be replaced.]

- **Pilot Program for new landscape lighting:** continues to be in process.
- **Well project:** on hold until the gate is fully operational.

SPRING CLEANING:

Time to clean out those closets and garages again! To save money this year, only **one dumpster** will be delivered near garbage corral #3 from May 8-19 (**for residents only**). Please do not leave any of the following items in the dumpster: pretreated wood, concrete, dirt, tires, engine parts, televisions, mattresses, unbroken furniture, all electronic equipment, refrigerators / freezers, medical or hazardous waste. Also, please do not abandon any items outside of the dumpster. Any violations will cost the HOA extra money, which may lead to increased monthly assessments.



CARE OF PRIVATE PATIOS:



The Vineyards is now 50 years old. Whether or not you actually planted the trees or vines in your private patio, you are responsible for keeping them trimmed/pruned away from buildings, roofs, gutters, and balconies to reduce damage to them. Please take a look at your yard and take action now to protect the structures around your plants. All vines on walls, fences and gates must be removed. This year we will also be repairing all damaged wood before repainting; it is important to leave a space between your fence and the soil so moisture does not cause dry rot. We appreciate your help in preserving the structures in our HOA.

PLEASE KEEP YOUR PET UNDER CONTROL:

There was a complaint by a resident who was knocked down by a couple of dogs who were being walked at the Vineyards this month. She hurt her hand in the fall but did not know who the owner was. For everyone's safety and peace of mind, please keep your pet on a leash no longer than six feet and under your control.



NEIGHBORHOOD NEWS:



- **French Market & Carnival:** On Friday May 2 from 4pm to 9:30pm and Saturday May 3 from 10am to 5pm, there will be a fun family event just down the street at 12850 Saratoga Avenue. It is sponsored by the Saratoga French Cultural Preschool and Westhope Presbyterian Church. In addition to food booths, crafts, and wine for sale, there will be a lot of kid-oriented activities such as jumpy houses, games, pony rides, and face painting. There is no entry fee so please come and check it out.
- **Spring Wildflowers:** While you are at the French Faire, you can also enjoy the beautiful display of wildflowers at the same location. From now until mid-May there are numerous colorful flowers blooming! It has become a favorite spot for many neighbors to stroll around and take photos.
- **Music events:** Saint Andrew's Episcopal Church has launched a classical musical performance series. There are two internationally touring pianists performing soon: Katya Gineva on Sunday May 4 at 4pm and Jon Nakamatsu on Saturday May 17 at 7pm.
- The San Jose Wind Symphony has their last regular concert of the season on Sunday May 18 at 3pm at the McAfee Performing Arts Center (at Saratoga High School).



BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday May 8, 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.