



The Grapevine

May 2025



BOARD OF DIRECTORS

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

bold-field@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

FRONT GATE:

- We expect the gate to be functional by the **middle of June**. There are a couple of additional changes required before we can get full clearance for a permit from the City of Saratoga. Next, the Board will meet with our contractor to fully understand the various ways to activate the gate.
- We will hold several community meetings in June to distribute clickers and to educate everyone about the gates. Access will be available by clickers, by keypad codes, and by camera scanning of windshield stickers. [Note: extra clickers and any windshield stickers will need to be **purchased**].
- Remember that it is the responsibility of **OWNERS** to get educated on how the gate will function and to distribute clickers and/or windshield stickers to their tenants. **Please keep CMS informed of your tenants' contact and vehicle information**
- Please be patient as the Board figures out the best way to implement this long-awaited project. If you would like to help with community education and distribution, please email me at pam.nomura@gmail.com.



TWO EXIT LANES:



- There have been some backups as cars line up to exit The Vineyards. Please note that there are two exit lanes:
 - The **left lane** is used to turn left onto Saratoga Ave. or to go straight into Belgrove.
 - The **right lane** is used only to turn right onto Saratoga Ave.



- Please note that the signal is triggered by **traffic cameras not by pavement sensors**. We are also aware that it seems to take a long time for the signal to change, and we are checking to see if this can be remedied. But as you exit, please keep the right lane clear for the cars turning right to help prevent jam ups.

SPA COVER:

We finally have a new cover for the spa! Local authorities advised us to replace the thin bubble wrap cover with a stiffer material (for child safety).

Please make sure that you re-cover the spa after using it. The cover helps retain the heat and also keeps the spa cleaner.

[Note: We will be monitoring replacement of the cover by residents via security cameras — violators will receive warning letters and possible fines.]

UPCOMING PROJECTS:

- **Upgrade of security cameras:** our current cameras are well over ten years old and we have found it increasingly difficult to reliably access details needed to identify violations in a timely fashion. We will be investing \$23,000 to buy new cameras for the clubhouse and front gate.



- **Roof replacement:** We will be replacing our roofs again over the next **three 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. The 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 repainting the entire property. We are still gathering estimates for these big projects and will keep you posted.

WHERE DO OUR \$700 PER MONTH DUES GO?

- **CORPORATE:** Insurance = \$70, Management Fee = \$25, Deficit = \$27, Other Costs = \$13
- **UTILITIES:** PGE: \$30, Water/Sewer \$93, garbage \$46
- **GROUND:** Gardeners = \$69, Pest Control = \$23, Pools/Ponds = \$23, Other = \$14
- **MAINTENANCE & REPAIRS:** e.g. irrigation, minor repairs
- **RESERVES:** long-term maintenance of buildings, roads, landscaping, and other infrastructure

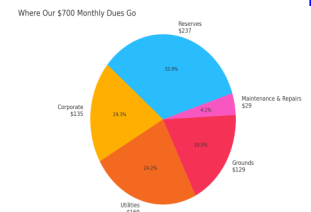
TOTAL = \$135/mo

TOTAL = \$169/mo

TOTAL = \$129/mo

TOTAL = \$29/mo

TOTAL = \$237/mo



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.

DUCK NEWS:

You probably saw our new family of six ducklings (now down to four) at the pond. While they are adorable, we want to keep the ducks out of the big pool. We use floating balls to try to scare them off (so please don't let your children take the balls away) and we are going to try a high frequency duck repellant sound machine (not detectable to humans).



BOARD OF DIRECTORS MEETING:

Our Board meets on the second Thursday of every month. Our next Board meeting is on Thursday June 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 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.