



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING BOARD MEETING

The next Napa Valley Commons Board meeting will be held on Thursday, April 27, 2017, 11:00 a.m. at The Busch Firm offices, 860 Napa Valley Corporate Way, Suite O, Napa, CA 94558.

PACIFIC HOSPITALITY GROUP BREAKS GROUND ON MERITAGE COMMONS PROJECT

Located across the street from The Meritage Resort and Spa, the hotel enhancement will feature 145 guest rooms inclusive of 39 suites, an outdoor pool area, and a food and wine village. The Meritage Commons will complement the existing Meritage Resort by introducing new amenities that guests and residents can enjoy, including nine tasting rooms, an expansive event lawn for social gatherings and concerts, a demonstration kitchen, and boutique wine-inspired market. Trinitas Cellars and Foley Family Wines are among the wineries set to have a tasting room on site. Construction is expected to be completed in 2018. For more information, renderings, and a virtual tour, go to: www.WeAreNapa.com.



An aerial view of the construction site for Meritage Commons



An artistic rendering of Meritage Commons at completion

PLANNED PEDESTRIAN IMPROVEMENTS AT NAPA VALLEY COMMONS

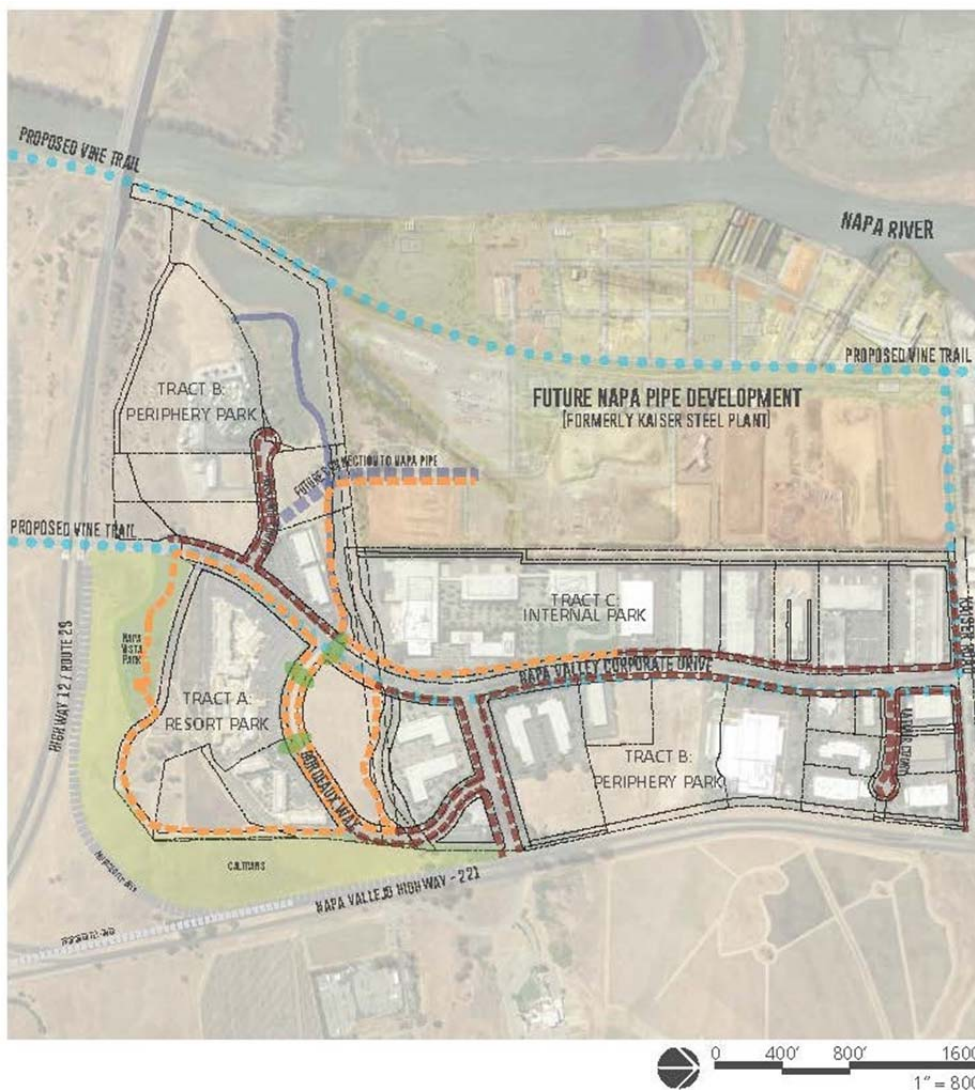


It is common to see people walking in the bike lanes at Napa Valley Commons. Some of those walks end up at the beautiful Vista Point Park...home to the grape crusher statue.

In harmony with the vision of the new Design Guidelines, the Board of Directors of the Napa Valley Commons Property Owners Association is actively working to create safe pedestrian movement throughout our business park.

As presently contemplated and depicted in the graphic below, there are several elements to our pedestrian plan that combine to create safe pedestrian movement; concrete sidewalks, crosswalks and walking trails are central features of the plan.

In 2017 and 2018 you will begin to see segments of sidewalks constructed. Our pedestrian plan contemplates linking Napa Valley Commons with the proposed extension of the Vine Trail. The pedestrian project will be phased and will likely take several years to complete. The good news is that we have a vision for safe pedestrian movement and we have good support from property owners. We invite you to share your ideas related to improvements with us!

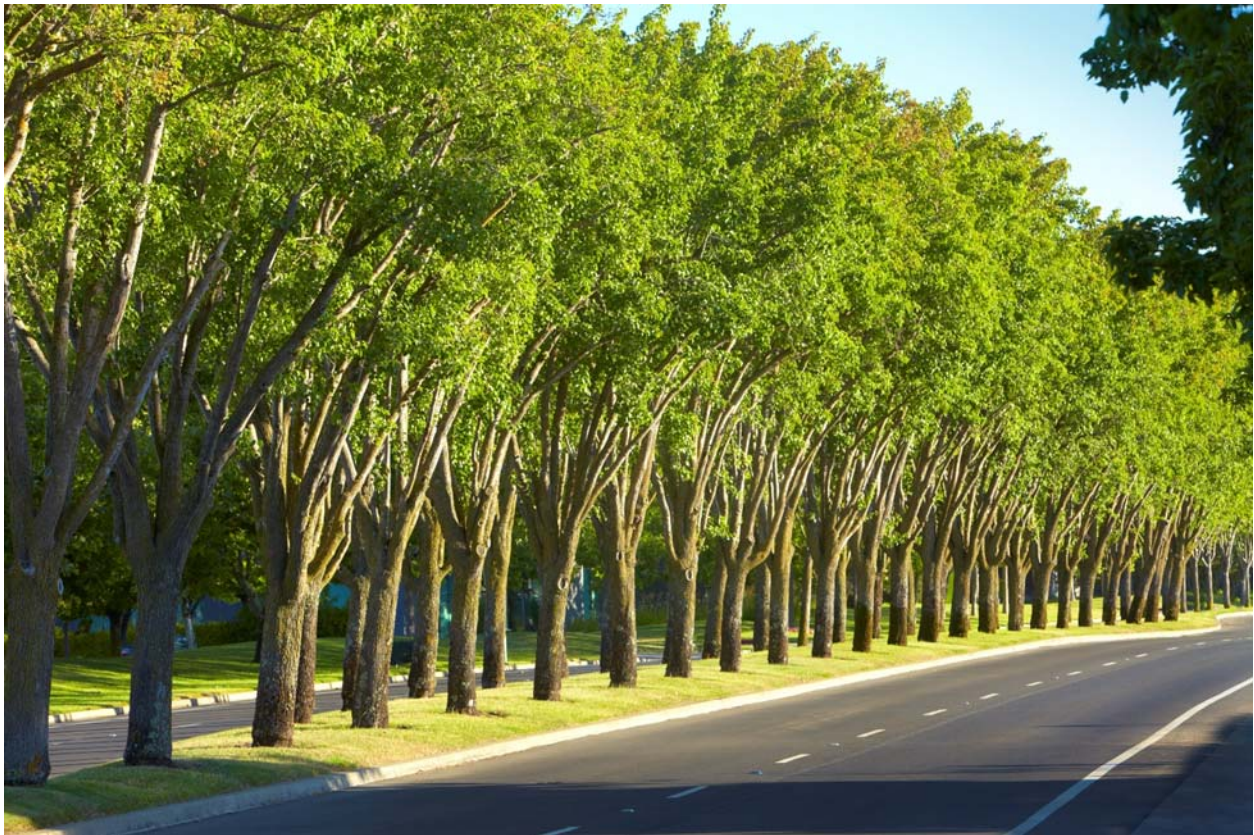


2017 TREE CARE COMPLETE

Napa Valley Commons is home to more than 1,200 trees. The trees are a major feature at Napa Valley Commons and add significant visual appeal and value to our property.

Each year our trees are professionally evaluated by an arborist for proper trimming and care. In 2017 this professional evaluation resulted in more than 265 trees receiving some level of maintenance attention. You may have noticed several Cleary trucks throughout the business park during March performing the work detailed in the Master Tree Health Care Plan. As in times past, we hope that this important work did not cause any disruption to your business.

If you have any questions, concerns, or comments regarding tree care at Napa Valley Commons, please feel free to reach out to our project manager at Advanced Property Management, Johnathan Kaufman at 866-946-0800 x800 or by email at johnathan@advancedmgmt.com.



WANT YOUR BUSINESS FEATURED?

We like to feature articles on tenants at Napa Valley Commons so that we can promote awareness of the many businesses that we have here. The articles are also featured on the Napa Valley Commons website at www.napavalleycommons.com.

If you are a tenant and would like your business to be featured in an upcoming newsletter, please contact Johnathan Kaufman at johnathan@advancedmgmt.com.



Your APM Team – www.advancedmgmt.com

Advanced Property Management (APM) was established in 1986 and is a full service property management company. APM has been managing the common areas at Napa Valley Commons since November 15, 2005. One of the primary objectives was to assist in the formation of a Property Owners Association (POA). Now we are working with the new Board of Directors to address the key issues facing the POA. The APM team dedicated to Napa Valley Commons consists of the following persons:



Principal—Relationship Manager
Bob Breitenstein
 1-866-946-0800 ext. 803
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Principal—Assistant Relationship Manager
Jay Spangenberg
 1-866-946-0800 ext. 88
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Project Manager—Property Specialist
Johnathan Kaufman
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Owner Liaison—Customer Service Contact
Dawn Friesen
 1-866-946-0800 ext. 89
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Accounting
Denise Babich
 1-866-946-0800 ext. 804
accounting@advancedmgmt.com

Vendor Team

The vendor team assembled to care for the POA includes:

Landscaping:	Pacific Landscapes, Inc.
Tree Care:	Cleary Bros.
Management:	Advanced Property Management
Legal Team:	Brian Bonney, Esq. and Dennis Klimmek, Esq.
Street Sweeping/Sign Maintenance:	Universal Site Services
Litter Removal:	Pacific Landscapes, Inc.
Electrical:	Long Electric

Board of Directors

President:	Kory Kramer, The Meritage Resort and Spa
Vice President:	John Peiffer, The Busch Firm
Treasurer:	Ned Pike, The Pike Company
Secretary:	Betsy Busch, The Meritage Resort and Spa
Director:	Open

If you haven't yet had the opportunity to log in to our new website at www.napavalleycommons.com, we recommend you do so.

With a few clicks of a mouse, you can submit and track a service request, update your personal information, view association documents, and locate important community resources such as emergency contacts, city offices, contacts for local utility companies, medical offices, transportation and more. You can also do your part for the environment by requesting that the Association send all documents (newsletters, budgets, notices, etc. to the extent legally permitted) to you by e-mail.

If you haven't had a chance to sign the Electronic Consent form that was mailed to you, please sign it and send it in. Once the signed consent is received by the Association, you'll receive an electronic invitation to access the website along with your personal user ID and password. If you've misplaced your form, you can obtain another copy by contacting Dawn at dawn@advancedmgmt.com.