



# THE GRAPE CRUSHER

NAPA VALLEY COMMONS  
PROPERTY OWNERS ASSOCIATION

## UPCOMING BOARD MEETING

The next Board Meeting will be held on Thursday, January 26 2017, 11:00 a.m. at The Busch Firm, 860 Napa Valley Corporate Way, Suite O. All property owners are welcome.

## MERITAGE COMMONS UNDER CONSTRUCTION!

The Meritage Resort & Spa in Napa Valley is under construction on the Meritage Commons, a new project located across Bordeaux Way from the existing hotel on a 9.3-acre parcel.

The Meritage Commons will feature 145 guest rooms. The company says more rooms are needed to satisfy the resort's growing client base, which includes meeting and incentive guests using the hotel's event space and ballrooms.

The hotel amenities for hotel guests and visitors will include tasting rooms, an expansive event lawn for social gatherings and concerts, a demonstration kitchen, and a boutique market.

The Meritage's wine brand, Trinitas Cellars, and Foley Family Wines are among the wineries set to have a tasting room on site. The Trinitas Cellars wine tasting room is currently part of a 22,000-square-foot cave constructed in the hillside behind the hotel.



MORE RENDERINGS OF MERITAGE COMMONS



## NAPA VALLEY COMMONS BORDER FENCE PROJECT COMPLETE

The Property Owners Association is pleased to announce that the failed east borderline wood fence running along Napa Valley Commons—more than 1,900 lineal feet (more than 1/3 of a mile)—has been successfully replaced with a much more durable and aesthetically pleasing Certainteed vinyl fence.

This was a much needed project as the original wood fence passed maturity and had several areas of rot and weathering.

No doubt all will enjoy the new and refreshing look this now adds to the overall beauty of our business park.



Your APM Team – [www.advancedmgmt.com](http://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  
[bob@advancedmgmt.com](mailto:bob@advancedmgmt.com)

**Principal—Assistant Relationship Manager**  
**Jay Spangenberg**  
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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](mailto:accounting@advancedmgmt.com)

**Vendor Team**

The vendor team assembled to care for the POA includes:

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

**Board of Directors**

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

*If you haven't yet had the opportunity to log in to our new website at [www.napavalleycommons.com](http://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](mailto:dawn@advancedmgmt.com).*