



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING ANNUAL MEETING & BOARD MEETING

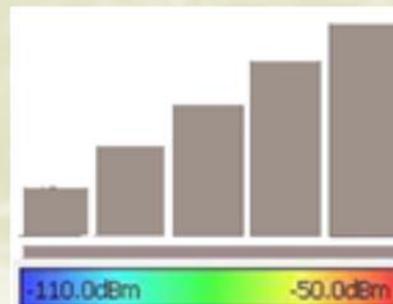
The Annual Meeting, followed by a regular Board Meeting will be held on Friday, August 4, 2017, 2:00 p.m. at 860 Napa Valley Corporate Way, Suite O, Napa CA. All property owners are welcome!

2017 ELECTION OF DIRECTORS

In 2017 two (2) property owners will be elected to serve on the Board of Directors. Two (2) property owners submitted candidate statements and are running to fill the two (2) positions. The ballot package has already been sent to all property owners. Please take the time to read over the materials mailed to you and return your ballot in the envelope that was provided. The ballots will be opened at the August 4th, 2017 Annual Meeting and the vote results will be announced after the meeting.

CELLULAR SIGNALS AT NAPA VALLEY COMMONS – AT&T WIRELESS UPDATE

Progress continues to be made! We are pleased to report that AT&T is working on installing new cellular antennas on the PG&E tower located at the back of the Meritage Commons property. The project is in the process of going through design review. The Napa Valley Commons Property Owners Association is continuing to work closely with AT&T on this long-term solution to meet the needs of our businesses. The technology infrastructure at Napa Valley Commons is very important to the success of all businesses in the Park.



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.

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 plan contemplates linking Napa Valley Commons with the proposed extension of the Vine Trail. The 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!



PACIFIC HOSPITALITY GROUP UNDER CONSTRUCTION ON MERITAGE COMMONS PROJECT

Construction is underway on the Meritage Commons. The project is located across the street from The Meritage Resort and Spa.

The Meritage Commons hotel enhancement will feature 145 guest rooms (inclusive of 39 suites), an outdoor pool area, and a food and wine village. It 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 a 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.



WOULD YOU LIKE YOUR BUSINESS TO BE FEATURED IN THE NAPA VALLEY COMMONS NEWSLETTER?

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.

VISION FOR CALTRANS RIGHT OF WAY (ROW) AND VISTA POINT PARK

Napa Valley Commons is located at one of the key entrances to the Napa Valley.

The Board of Directors retained WATG to create a new vision to enhance Vista Point Park and the adjacent Caltrans ROW. With the proposed highway connection of Highway 12 and Highway 221 underway, the opportunity arises to enhance this special public park space in conjunction with the adjacent Caltrans ROW.

This vision concept design is the result of field visits and documentation of opportunities, strategic view analysis, and various internal design workshops. The Board of Directors approved the WATG vision in 2015.

More than 30 years ago, the Vista Point Park and sculpture was built and paid for by the original developer (Peter Bedford). The sculpture and current amenities sit on Caltrans ROW but have always been contractually maintained by the POA. The POA is seeking ownership of the Vista Point Park to greatly enhance this amenity of Napa Valley Commons.

The new vision creates a park that can be truly used and enjoyed by visitors. As depicted in the renderings, the area around the sculpture would be changed to allow more visitors to walk/sit around the sculpture. This would provide a better sense of location and direction to visitors as well as appreciation of incredible vistas.

Some of the enhancements would include the following: Information signs would tell of the sculpture, vineyards, history and vistas. Two lawn areas would be created for greater visitor use and events to take place, and landscaping would be greatly enhanced. Pedestrian and bicycle facilities would be added and/or enhanced, connecting to existing facilities and thus contributing to a more "active" transportation system. Restrooms would be added. Lighting and security would be improved. The most iconic sculpture in Napa Valley would be set in a worthy artistic setting. As planned, the park would be nestled in vineyards on all sides, with the plantings beginning immediately in Phase I.

The POA is continuing in active discussions with Caltrans on a plan to make this vision a reality, and a lot of work has been done to vet this vision with City of Napa, County of Napa and State officials. We continue to receive 100% support. Needless to say, this is a very exciting project for Napa and the POA! Our vision will be a major transformation to the principal gateway of Napa Valley and the Vista Point Park.



*Napa Valley
Vista Point*

WATG

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
bob@advancedmgmt.com

Principal—Assistant Relationship Manager
Jay Spangenberg
 1-866-946-0800 ext. 88
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Property Manager
Johnathan Kaufman
 1-866-946-0800 ext. 800
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Owner Liaison—Customer Service Contact
Dawn Friesen
 1-866-946-0800 ext. 89
dawn@advancedmgmt.com

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 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.