



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING BOARD MEETING

The next Board Meeting will be held on Wednesday, March 19 2018, 2:00 p.m. at 860 Napa Valley Corporate Way, Suite O, Napa CA. All property owners are welcome!

PEDESTRIAN IMPROVEMENTS UNDERWAY

Early in 2017, The Grape Crusher announced plans to pursue improvements throughout the Napa Valley Commons business park, bringing in safe pedestrian access with sidewalks, trails, and crosswalks. In harmony with the adopted design guidelines, these improvements would continue to add beauty and value to properties by ensuring safe and convenient pedestrian access. Once complete, this project will provide fluid pedestrian walkways throughout the park and connect us with neighboring areas including the developing Napa Pipe and the proposed expansion of the Napa Valley Vine Trail.

We are happy to report that construction efforts are progressing. Late in 2017 the project kicked off with frontage landscape and sidewalk projects along 2600 Napa Valley Corporate Drive. That work, pictured below, refreshed the look and feel of our community with a new palette of plants that will be both beautiful and drought-resistant. Spring will be an exciting time as we will get the chance to see these new plants flourish, giving us a preview of the landscape changes that will spread throughout the community in the coming phases of this project.



UP NEXT: 2751 NAPA VALLEY CORPORATE DRIVE

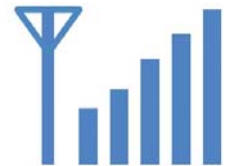
In the last few weeks, the pedestrian and landscape frontage project broke new ground on a strip of Napa Valley Corporate Drive at 2751 (County of Napa Campus). We are excited to see this project progress and are looking forward to each phase that will bring new life and added value to our community.

This project has seen wonderful support from the property owner community. We invite all owners to share your ideas, comments, suggestions and feedback as this project progresses.



SOON...NO MORE "LOW BARS" AS AT&T CELL PHONE COVERAGE IS IMPROVED

The Napa Valley Commons Board of Directors along with Advanced Property Management has been diligently working with AT&T and PG&E to bring better cell phone coverage to the business park. This has been a priority project for the Board, and we are excited to see that it has been steadily progressing. Plans for the installation of a cell tower were received and recently approved by the Board of Directors. Management will now begin work with AT&T to schedule the installation. Updates will be shared as the project progresses. The best update can be found by watching your cell phone service bars in the months ahead. Expect those bars to look a lot better soon!



ANNUAL TREE CARE COMPLETED IN MARCH

With more than 1,200 in number, our community's trees are a major feature at Napa Valley Commons. With regular care and maintenance they create significant visual appeal and add value to our property.

Each year our trees are professionally evaluated by an arborist for proper trimming and care. The 2018 tree care evaluation and maintenance wrapped up in March with 165 trees receiving some level of care.

You may have noticed several Cleary Bros. trucks throughout the business park during early March performing the work. While this is important work for the beauty and safety of the community, we hope that the efforts of Cleary Bros. 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.

MERITAGE COMMONS PROGRESS UPDATE



It's always exciting to see a building progress from an empty site to a final product. Want to see the entire construction going on down the street at The Meritage Resort in just 30 seconds?

We recently discovered that the Vista Collina expansion has a "Construction Cam" feature on its website. In just 30 seconds you can watch the building race up from a blank patch of earth to the two beautiful structures that are taking their final shape. Check out the time lapse video at <https://www.vistacollinaresort.com/construction-cam>. Before you click the "play" icon to start the video, we recommend clicking the *full screen* button for the best experience.

The Vista Collina Resort will feature 145 luxurious guest rooms and suites with stunning vineyard views, 9 tasting rooms (including Trinitas Cellars) representing the best of Napa Valley wineries and an outdoor event lawn for social gatherings and concerts. Construction is expected to be completed summer 2018. For more information, renderings, and a virtual tour, visit www.VistaCollinaResort.com.

NAPA VALLEY COMMONS JOINS THE NAPA CHAMBER OF COMMERCE

The Napa business community is a made up of artisans, entrepreneurs, successful dreamers and outstanding business leaders. It is a community that is connected in purpose, pursuits and vision. In an effort to create stronger connections with local business throughout the community, the Napa Valley Commons Property Owners Association has joined the Chamber of Commerce. Representatives for the Napa Valley Commons will attend local Chamber events to build greater awareness of our business park's presence and value to the greater community. For more information about the activities and efforts of the Napa Chamber of Commerce, visit www.napachamber.com



GET TO KNOW THE COMPANIES THAT MAKE OUR COMMUNITY GREAT!

We like to feature articles on tenants at Napa Valley Commons. This is an excellent way to promote awareness of the diverse and unique businesses that make up our community. These showcase articles are also featured on the Napa Valley Commons website at www.napavalleycommons.com, reaching a broader Napa Valley audience. If you are a tenant and would like your business to be featured in an upcoming newsletter, please contact our Assistant Property Manager, Chris Waage at chris@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
bob@advancedmgmt.com

Principal—Assistant Relationship Manager
Jay Spangenberg
 1-866-946-0800 ext. 88
jay@advancedmgmt.com

Assistant Property Manager
Chris Waage
 1-866-946-0800 ext. 806
chris@advancedmgmt.com

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:	Steven Lederer, County of Napa

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.