



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING BOARD MEETING

The Board Meeting will be held on Thursday, April 29th, 2015, 11:00 a.m. at The Meritage Resort and Spa, 875 Bordeaux Way. All property owners are welcome!

COMCAST BUSINESS SERVICES ARE COMING TO NAPA VALLEY COMMONS!

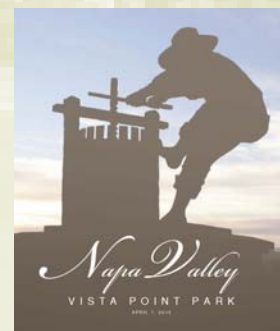
COMCAST **B4B** BUILT FOR BUSINESS™

For several years the Napa Valley Commons POA has been working with representatives of Comcast to bring their services to Napa Valley Commons. The process has been a series of starts and stops. After much anticipation, Comcast coaxial and fiber Internet, phone, and TV services are planned for arrival in 2015! Use of these services may provide a great enhancement to your business or your tenant's businesses. The Comcast Market Development Team, led by Julien Cornil, will be working with the property owners and managers in an effort to secure permission to make service available to over 60 buildings in the Napa Commons/Napa Valley Corporate Park. In order to ensure the project's success, Comcast needs the property owners to approve access to their buildings. We are advised that all property owners will soon be receiving a Comcast packet (including a welcome letter, scope of work and access letter) for each owner's review and approval. A signed access letter will be required to bring the cable from the street to your building. For additional information please contact Julien Cornil.

Julien L. Cornil | Market Development - North Bay Area | 1111 Andersen Drive San Rafael, CA 94901
Direct 415.850.9188 | Fax 415-835-5819 | Julien_Cornil@cable.comcast.com

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

Napa Valley Commons is located at one of the key entrances to 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 rises 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. WATG will be presenting the latest draft of the vision at the April Board Meeting.



NEW DESIGN GUIDELINES UNDER DEVELOPMENT



Our current design guidelines are now more 30 years old. The Board of Directors retained WATG (www.watg.com), a premier architecture and landscape design firm to develop new design guidelines for Napa Valley Commons. Lance Walker, Associate Vice President, is heading the project. The new design guidelines are intended to strengthen and improve the building design guidelines and landscape design guidelines at Napa Valley Common to meet the present and future needs of the premier business park in Napa. The landscape design guidelines are envisioned to include a planting palette that is less water intensive and more California native.

They will include the vision for pedestrian walkways. It is anticipated that the second draft of the design guidelines will be presented at the April 2015 Board Meeting. Come and share in the discussion as we plan for the future of Napa Valley Commons.

PROPOSED CALTRANS INTERSECTION IMPROVEMENTS PLANS – SOSCOL FLYOVER STATE ROUTE 221 AND STATE ROUTE 29

In April of this year, an article entitled “Soscol flyover to reduce Highway 29 traffic snarls” appeared in the Napa Valley Register (http://napavalleyregister.com/news/local/soscol-flyover-to-reduce-highway-traffic-snarls/article_235f1d75-19f8-5af0-bf58-799f43a9bcc4.html). To the right, are the images that appeared in the Napa Valley Register article that depicts how the Soscol flyover might appear.

The Napa Valley Commons POA continues to actively participate in the public process in support of this important future transportation improvement. Caltrans is moving forward with the public process to finalize the draft Environmental Impact Report (EIR) plans to improve the intersection of SR 29 with SR 221 (Soscol). A PDF copy of the draft EIR can be obtained at <http://www.dot.ca.gov/dist4/documents/soscoljunction/Draft-EIR-EA-Soscol-Junction-Project.pdf>. As depicted, this current signalized intersection would be replaced with a free flow configuration from northbound SR 29 to northbound SR 221. High traffic volumes cause the intersection to perform at level of service F (the worst rating) in both the AM and the PM peak hours.

Caltrans has studied potential improvements to this intersection and is currently completing a Draft EIR (Environmental Impact Report) that studies two alternatives: a partial and a fully grade-separated interchange. The partial grade-separated solution would involve a flyover in the southbound direction only, allowing southbound traffic on SR 221 to continue free-flow traffic onto southbound SR 29. The traffic signal for other turning movements would be left in place. The fully grade separated interchange would eliminate the traffic signal and construct a single-lane connector ramp for southbound Soscol traffic to flow onto northbound SR 29, with movement onto Soscol Ferry Road restricted to right-in/right-out only. The full interchange design improves level of service to A (the best rating).

The EIR for this project has not been finalized; preliminary impacts include a possible visual impact of the elevated structure on the “grape crusher” statue, which lies just northwest of the current intersection and is seen as an aesthetic resource and a key gateway element to the Napa Valley. Once approved, the final project will likely not be completed for several years. We will continue to keep you posted as plans proceed.

STAY CONNECTED – WEBSITE OWNER PORTAL

Our owner portal is accessible from the home page of the Napa Valley Commons website at www.napavalleycommons.com. If you haven't had a chance to sign the Electronic Consent form, please contact Dawn Friesen with Advanced Property Management at dawn@advancedmgmt.com. Once the signed consent is received by the Association, you will receive an electronic invitation to access the new website along with your personal user ID and password. Also, if you have issues logging in, please contact dawn@advancedmgmt.com.



The functionality of the portal is extensive. Some of the features of the owner website portal include the ability for an owner to view current accounting information related to the property, the ability to make assessment payments online, the option for an owner with multiple properties to utilize a single login, the ability to submit and track inquires and multiple types of work requests, a community calendar, a photo gallery, an extensive document library and more. For tenants, we also have a tenant portal so that tenants can track inquiries, view the community calendar, view local resources and more. For more information on signing up, please contact dawn@advancedmgmt.com.



THE CRUSHER WINE DISTRICT UPDATE



The Crusher Wine District is the group of avant-garde wineries in Napa Valley Commons, just north of Kaiser Road. Some of these neighbors you may already know and some you may have yet to discover. This group celebrates good, honest hospitality and is excited to share these unique wine experiences with its neighbors in the Napa Valley Commons. New to the Crusher Wine District this year is the addition of the Wine Hopper Weekends 2015. With many of the member wineries in this area available for tastings by appointment only, Crusher Wine District has selected four weekends throughout the year where all wineries will be open for passport tastings from 10 am to 5 pm.

The next Wine Hopper Weekend is coming up this June 20-21 and is a special edition of "The Crusher Games". Each winery will have fun games to be played such as Barrel Putt Putt and Bung Barrel Toss, while enjoying wine flights at each winery. A bonus for June's edition, your Wine Hopper Pass also gains you access to a concert Saturday night at Humanitas featuring a live performance by the band Kingsborough, with a modern twist on classic rock-n-roll! One lucky participant will win the grand prize and take home magnums of wine from all of the participating wineries!

Special experiences and fun will be shared at each winery as you "hop" from tasting to tasting for one inclusive fee of \$75 per person for the 2-day weekend pass or \$50 for a single day pass. Wineries will be open from 10 am to 5 pm both Saturday and Sunday and participants are welcome to "hop" in to the wineries in any order during those times. Visit them all, visit a few; whatever suits your fancy! To access the entire Crusher Wine District, tasting experiences would normally add up to over \$250 per person! Guests may also opt to visit select wineries through individual tasting fees at wineries of your choosing.

Your Wine Hopper Weekend pass includes access to tasting flights at Avinodos, Edict Wines, The Wine Foundry, Humanitas Wines, J. Moss Wines, Mi Sueño Winery, Spelletich Family Wine Co., The Trinitas Library and Y. Rousseau Wines. New wineries are also coming soon as additional tasting rooms are in the works in the area! To find out more about Wine Hopper Weekend passes and the wineries involved, visit the Crusher Wine District website, www.crusherwinedistrict.com



WATER CONSERVATION REMINDER

Last year, an emergency regulation to increase conservation practices for all Californians went into effect. The conservation regulation targets outdoor urban water use. In some areas of the State, 50% or more of daily water use is for lawns and outdoor landscaping.

Please be aware of your water usage during the drought.

The Association is doing it's part by watering the extensive common area lawns within our 246 acre business park with recycled water in order to reduce our irrigation water use. If you haven't already done so, please see what changes you can make in your water consumption.

Check for Leaks: Test the toilets and faucets at your property for leaks. Place food coloring in the tank. If the color appears in the bowl, you have a leak. Either your water level is too high, or your flapper needs to be replaced.

Keep Cool Water Handy: During the summer, keep a container of water in the fridge so people don't need to leave the faucet running until it's cool enough.

Always Aerate: Place aerators on all of the faucets at your property. Faucets without aerators can use more than three times the water.



DMV TURF WATERED BY RECLAIMED WATER

The conversion of the irrigation for the Department of Motor Vehicle's Napa Office turf to reclaimed water is complete. The frontage turf irrigation has been separated from the potable water source and connected to the reclaimed water provided by the Napa Sanitation Department as a majority of the Napa Valley Commons easement landscape currently uses. The use of the reclaimed water resource during these drought years conserves the potable water on which businesses and homes depend. Another benefit of the use of the reclaimed water is that its use is outside of the mandatory water restrictions that come from the state and local water agencies, although using it efficiently is the goal.



SMART IRRIGATION CONTROLLER INSTALLATION

The installation of the new smart irrigation controllers throughout the Napa Valley Commons landscape is now complete. The controllers are Hunter Solar Sync Controllers. They use a wireless sensor which calculates evapotranspiration (ET). ET quantifies water loss by plants taking into account weather conditions. With this information and by measuring various other parameters the controller adjusts to the correct seasonal percentage adjustments for the controller. The controller uses the programmed run times entered by the landscaper and adjusts to Solar Sync's seasonal adjustments to modify the irrigation actual run times each day. This kind of controller helps most when the weather conditions are fluctuating day to day to more closely match the run times to needed watering. The sensor also shuts off the irrigation if there is a measureable rain fall or if the weather gets too cold to irrigate. It is the goal to efficiently use the water resource and save on the cost to purchase water used for the landscape.



FREE WATER-WISE BUSINESS SURVEY TO SAVE YOU \$\$\$

The City of Napa has a free program called the Water-Wise Business Survey to encourage commercial, industrial, and institutional customers to use their water and energy more efficiently. We encourage all Napa Valley Commons owners and tenants to participate. The City of Napa will come to your business and audit all water uses and provide recommendations to save you water and money. The program consists of 1) Water usage history and billing analysis, 2) Site visit by City water conservation specialists, 3) Evaluation of all water-using fixtures, appliances, and equipment, 4) Landscape Irrigation Audit.



The follow up report then contains information about recommended equipment upgrades, water management improvements, identification of applicable rebate incentives and free replacement devices, cost/benefit analysis, payback periods for recommended efficiency measures. To participate, contact the City of Napa Water Conservation Specialist at 707-257-9497 or email them at pcostello@cityofnapa.org to schedule your FREE Water-Wise Business Survey!

ARE YOUR SIGNS IN COMPLIANCE WITH THE NEW PROGRAM?

In 2010, the City of Napa approved a new Master Sign Program for Napa Valley Commons. The new master sign program provides comprehensive guidelines for all signs in Napa Valley Commons. You may have noticed that some of the property owners have already replaced signage, working in conjunction with the City of Napa to ensure that all replacement signage is in compliance with the new Association guidelines. A copy of the new signage guidelines is posted at www.napavalleycommons.com. The Board of Directors of the Napa Valley Commons Property Owners Association (POA) commissioned a comprehensive report that documents all non-compliant signage within the Park. At the April 2013 Board Meeting, the Board of Directors approved a two year timeframe to work with all property owners to bring all non-compliant property/building signage into compliance. If your property signs are not in compliance, you will have received your 2nd written notification from the POA.

Where can I find a copy of the Napa Valley Commons Master Sign Program?

A PDF copy of the Master Sign Program is located in the document library of the Napa Valley Commons website www.napavalleycommons.com. Alternatively, you can call Dawn Friesen with Advanced Property Management by phone at 866-946-0800 ext. 89 or by email at dawn@advancedmgmt.com.

Do I need approval to change my signage?

Yes. The Board of Directors of the Napa Valley Commons Property Owners Association (POA) must approve proposed signage before work can commence. The first step in the process is to submit a Request for Architectural, Signage or Landscape Change Certificate and Agreement (form is available at www.napavalleycommons.com). Once a complete application and check are received by Advanced Property Management, the Association's signage consultant will review your application for compliance with the Master Sign Program. When the signage consultant's review is complete, the Board of Directors of the POA will review your application for approval. Once you receive written approval from the POA, work can commence by your signage contractor.

Experienced Napa Valley Commons Signage Contractors

The following vendors are capable of providing both design and installation services should you or your tenant wish to pursue the installation of additional appropriate signage in accordance with the Napa Valley Commons Master Sign Program:

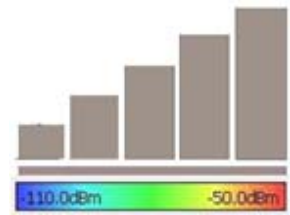
Martin Kindred
Principal
G N U Group
3445 Mt. Diablo Boulevard
Lafayette, CA 94549
925-444-2026 - D
415-314-5816 - C
925-444-2020 - O

Michelle Luporini
Project Team Coordinator
JSJ Electrical Display Corporation
167 Grobric Court
Fairfield, CA 94534
Phone 707-747-5595
Fax 707-747-5599
www.jsjdisplay.com

Rochelle Zatzkin
Architectural Signs & Associates
918 Enterprise Way, Ste. A
Napa, CA 94558
Tel 707-258-0771
Fax 707-258-0781
www.asagraphics.com

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

The technology infrastructure at Napa Valley Commons is very important to the success of all businesses in the Park. With a view to understanding and improving the technology infrastructure, the Board of Directors of the Napa Valley Commons Property Owners Association contracted Provision Network (a professional consultant) to evaluate the cell phone signal strength (by carrier). In June 2014, a high tech signal survey of cellular providers was completed for the Napa Valley Commons property. The survey images clearly document the poor cellular signal coverage at Napa Valley Commons. We want to fix this problem. Earlier this year we learned that AT&T Wireless had planned to co-locate their antennas on an existing cell tower just north of Napa Valley Commons. Unfortunately, this project has been put on hold by AT&T. We are actively communicating with AT&T to try and find a way to improve the AT&T wireless signal at Napa Valley Commons. This is an important issue for the businesses that operate at Napa Valley Commons.



NAPA PIPE SITE DEVELOPMENT PLANS PROGRESSING

The approval process is progressing with the County of Napa and City of Napa on approving the redevelopment of the former Napa Pipe site. The Napa Pipe site is located directly west of Napa Valley Commons, toward the river. As planned, the project will feature both residential and commercial elements. The plan calls for a Costco behind Napa Valley Commons. As you will note on the plan, the secondary vehicle access will be to Anselmo Court. The current development plans also include installing a landscape median on Kaiser Road. You can view more details at <http://www.countyofnapa.org/napapipe/>.

EXHIBIT D: PHASING PLAN

PHASE 4

PREREQUISITE

- Dedication of block 19 for affordable housing parcel
- Moderate-income Homes in all prior phases constructed proportional to Market-Rate Units constructed in all prior phases

PROJECT COMPONENTS

- Construct access roads, utilities, and streetscape for current development phase
- Construct Parks P4 and P8
- Construct approximately 10,000 square feet of commercial development immediately north of Hotel Site
- Construct up to 245 market rate and moderate income residential units on blocks 1, 2, 4, 5, 7, and 8
- Dedication of block 4 for affordable housing parcel

KEY TO LAND USES

- Publicly Accessible Parks and Open Space
- Farm
- Area for Seniors Housing (CCRC)
- Possible Location of Ground Floor Retail (Residential Above)
- Area for Community Buildings
- Area for Hotel and Accessory Uses
- Areas for Office, R&D, Warehouse, and/or Light Industrial Uses * For industrial zoning district, see development agreement
- Area for Membership Warehouse Store
- Mix of Apartments, Condominiums, Rowhouses, Carriage Houses, and Single-Family Housing (Courtyard Homes)



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

Project Manager—Property Specialist
Suzanne Infald
 1-866-946-0800 ext. 84
suzanne@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

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.

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:	Elizabeth Trowbridge, LBA Realty
Treasurer:	Ned Pike, The Pike Company
Secretary:	Melody Thebeau, LBA Realty
Director:	Betsy Busch, The Meritage Resort and Spa

www.napavalleycommons.com

Board Meeting Agenda
April 29, 2015
11:00 a.m. Meritage Resort Hotel

Call to Order

Property Owner Comment Forum

Approval of Minutes

- Board Meeting Minutes of January 15, 2015
- Executive Session Minutes of January 15, 2015

Financial Reporting

- Financial Statement
- CPA Engagement – Tax Returns and Financial Review

Board Discussion/Response Required

- New Design Guidelines (WATG) – 2nd Draft
 - Gateway Design
 - Gateway Funding
- Vista Point Vision (WATG) – 2nd Draft
 - Park Ownership
 - Park Renovation Funding
- Caltrans ROW Vision (WATG)
 - Vision
 - Funding
- Proposed Caltrans Soscol Flyover Update
- Comcast Service to Napa Valley Commons
- Cellular Improvement Project Update
- Proposed Zoning Amendment - 75% Grape Rule
- Napa Pipe Site - Environmental Cleanup - Ratify
- Winery Signage - Directional and Event
- POA Social Event
- Maintenance Proposals
- Architectural Applications
- Signage Applications
- Next Meeting, Annual and Board Meetings, July 8, 2015, 11:00am, The Meritage Resort Hotel

Board Review

- 2015 Calendar
- APM Management Reports
- General Correspondence
- Map

Close Meeting