



# The Grape Crusher

# NAPA VALLEY COMMONS

April 2019

## 707 Embroidery Zone—Chamber Member of the Year

Congratulations to 707 Embroidery Zone, awarded Napa Chamber of Commerce Member of the Year!

707 Embroidery Zone moved to Napa Valley Commons a little more than a year ago when they needed a larger space for their growing business. This outstanding company received the highest honor of Member of the Year at the 130th Annual Meeting of the Chamber of Commerce on January 25, 2019. The sell-out event, which is best known for its prestigious awards ceremony that recognizes exceptional member businesses throughout Napa, was held at Silverado Resort and Spa.

As a sponsor and President Circle Member, Napa Valley Commons invited property owners and tenants to join them for the event. Management and board members were joined by property owners and tenant business owners as representatives of the Commons. The 10 representatives in attendance did not expect that they would have the opportunity to celebrate one of our own businesses here at Napa Valley Commons. We were honored to be a sponsor for the event and even more honored to have one of our own recognized.

Thank you to the property owners and businesses that were able to join us and again a huge congratulations to 707 Embroidery Zone for the award.

Each award was presented with a video presentation highlighting the winner. To see all of the winners and the video presentations please visit:

<https://www.napachamber.com/regular-events-programs/annual-meeting-awards-luncheon/>

## Board of Directors

### Upcoming Board Meeting

Date: Tuesday, April 30, 2019

Time: 11:00 a.m.

Location: 860 Napa Valley Corporate Way, Suite O, Napa

### Board of Directors

John Peiffer  
The Busch Firm  
*President*

Anthony Zand  
The Busch Firm  
*Vice President*

Ned Pike  
The Pike Company  
*Treasurer*

Steven Lederer  
County of Napa  
*Secretary*

Monique Scott  
Lowenberg Associates LP  
*Director*



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*Banner & Sign*  
**embzone.com**

## Save the Date - Business After Hours Event at Vista Collina: May 16, 2019

The Napa Chamber of Commerce has several regular event series that run year round. By far our favorite event series and one that seems to sell out every time is Business After Hours; it's always a great opportunity for businesses to connect, laugh, and share a good conversation in a happy-hour like setting.

We're very excited to see this event coming to The Vista Collina Resort at Napa Valley Commons. Every event hosted by the Vista Collina team has been an unforgettable experience as they pour out generous hospitality. This upcoming event will be no exception. We encourage all Napa Valley Commons businesses and property owners to register and join us.

**You can register online at:**

**<https://business.napachamber.com/events/details/business-after-hours-may-2019-6056>**

## 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](http://www.napavalleycommons.com), reaching a broader Napa Valley audience.

If you would like your business to be featured in an upcoming newsletter, please contact our Assistant Property Manager, Chris Waage at [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com).

## Connect + Collaborate + Engage

The Napa Chamber of Commerce's vision is clear; to "Connect, Collaborate, and Engage". Over the last year, we've worked with the Napa Chamber of Commerce to build greater awareness of the Napa Valley Commons within the business community. We've connected with businesses throughout the Valley and collaborated with businesses within the Commons to support Chamber events and bring attention and new clients to the Commons.



While we're actively engaging the local business community through various Chamber activities, we would like to do more to engage our businesses in Napa Valley Commons. This newsletter reaches owners and a select number of contacts at the businesses here, but it does not reach many of the employees and individuals that spend their days here. To effectively connect our businesses with one another and the local workforce with the exclusive deals, we would like the help of our readership in spreading this newsletter as well as other important communication from the Association to more of the businesses and people that come here each day.

### How can you help?

- Share this newsletter with employees and coworkers.
- If you're unsure as to whether or not your company's HR Manager, Division Head or Key Manager is receiving this newsletter, send their contact info. to [dawn@advancedmgmt.com](mailto:dawn@advancedmgmt.com) so that we can be sure that they receive a copy of each newsletter.
- Contact [dawn@advancedmgmt.com](mailto:dawn@advancedmgmt.com) if you'd like to offer discounts through this newsletter on products and services to the Napa Valley Commons' businesses and the local workforce. We'll share your promotions in an upcoming newsletter!

If you're able to help with any of these efforts, please email Chris Waage, our Assistant Property Manager at [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com)

## Sign Repairs Completed by the City of Napa

The Association's extensive Master Sign Program includes more than 150 regulatory signs with 27 different sign types. These different types are made up of everything from bike lane, u-turn, directional, speed limit, and no-parking signs, as well as several combinations of these signs and more. The Association orders the production of regulatory signs to the Master Sign Program specifications, but once installed they are then maintained or replaced by the City of Napa.

The City of Napa Public Works Department recently performed extensive repairs including several complete replacements of many of our Association's regulatory signs. We would like to thank the City and their maintenance crews for the hard work and support they provide in maintaining our extensive regulatory signage.

## Project Updates

### Landscape Frontage Projects and Pedestrian Walkway Planning

Napa Valley Commons has worked closely with Vista Collina, County of Napa, and Kaiser on three major frontage projects. These projects have been great improvements to the aesthetic design of our business community, and they play a critical role in the master pedestrian thruway planning. Planning is currently underway to connect these frontage projects with crosswalks and additional sidewalk improvements, thus completing the first major portion of our pedestrian thruway project. No doubt all owners and business patrons have enjoyed these recent enhancements as they improve the overall experience for us all!

### AT&T Cell Tower Project

The additional AT&T cell tower is nearing completion, located behind the newly constructed Vista Collina property. With few remaining punch list items, the cell tower was recently activated. Those with AT&T service will now experience improved signals for mobile use.

### Annual Tree Care Project

Napa Valley Commons recently completed their extensive annual tree care program. This program included the pruning of some 200 trees and the removal of about 30 aged/decaying trees. We thank Commercial Tree Care for their exceptional work and service.

### Median Landscape Design

As previously reported, our trees in several median areas are approaching the end of their lifespan or showing signs of decay. After extensive research and analysis, a tree palette was updated with the collaboration of arborist Katie Krebs and design consultant firm WATG. Landscape architecture firm VanderToolen Associates is nearing completion of the construction documents for medians identified as currently needing replacement, upon which we will enter the bidding phase shortly.

## UPCOMING EVENTS



### The Village Events at Vista Colina:

**Fridays** – Food Truck Fridays

**Saturdays** – Lawn Hour

**Sundays** – Smokers Sundays

**April 27** – Tacos + Tequila Cooking Class

**May 16** – Business After Hours

**May 30** – Cakebread Cellars Cooking Demo

Check out Vista Colina events at:  
<https://villagenapavalley.com/events/>

Would you like to publish events happening in the Commons in this newsletter? Contact Chris Waage, [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com) to share the details.

# April 30, 2019 Board Meeting Agenda

Location: 860 Napa Valley Corporate Way, Suite O, Napa, CA

**Private Executive Session** – 11:00 AM – Owner CC&Rs Violation

**Open Board Meeting** – Call to Order – 11:15 AM

**Property Owner Comment Forum**

## Approval of Minutes

- Board Meeting of January 16, 2019

## Financials

- Financial Statement as of March 31, 2019
- Delinquent Accounts
- CD Investments

## Board Discussion/Response Required

- Fine Policy – Draft
- Frontage Landscape Projects – Board Update
- Entry Monument Sign Agreement and Space Assignments
- Design Guidelines Updates – Version 2.0 – Discussion
- Projects in Process/Completed
  - AT&T Cell Tower
  - Median Landscape Design
  - Pedestrian Improvements
    - Crosswalks
    - Sidewalks
  - Regulatory Signage Repairs
- New Regulatory Signage
- Caltrans ROW Lease and Vista Point Update
- Promotional Videos Update – 1700 Films
- Architectural/Landscape/Signage Applications
- Proposals to Ratify
- Maintenance Items
- Chamber of Commerce Activity Updates
  - After Hours Event at Vista Collina, May 16, 2019
  - TBD –707 Embroidery Ribbon Cutting and NVC social
- Annual Meeting and Board Meeting July \_\_, 2019, 11:00 AM, 860 Napa Valley Corporate Way, Suite O

## Board Review

- Calendar
- General Correspondence
- Delegated Authority Matrix
- Map

**Close Meeting**



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 current Board of Directors to address the key issues facing the POA.

The APM team dedicated to Napa Valley Commons consists of the following persons:

**Bob Breitenstein**  
Principal—Relationship Manager  
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**Jay Spangenberg**  
Principal—Assistant Relationship Manager  
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**Chris Waage**  
Assistant Property Manager  
1-866-946-0800 ext. 806  
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**Dawn Friesen**  
Owner Liaison—Customer Service Contact  
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**Denise Babich**  
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