



# THE GRAPE CRUSHER

NAPA VALLEY COMMONS  
PROPERTY OWNERS ASSOCIATION

## UPCOMING BOARD MEETING

The next Board Meeting will be held on Thursday, January 9, 2014, 4:00 p.m. at The Meritage Resort and Spa, 875 Bordeaux Way. All property owners are welcome!

## THE NEWLY FORMED "CRUSHER WINE DISTRICT"

Together with neighbors just to the north, winery tenants of Napa Valley Commons have formed an organization called the *Crusher Wine District* ("CWD"). Named for its location in the shadow of the iconic Grape Crusher statue, the Crusher Wine District represents the Renaissance in winemaking in the Napa Valley, embodied within its six current members: Trinitas Cellars, Spelletich Family, J. Moss, Y. Rousseau Wines, Jessup/Humanitas, and Delectus. These wineries are on the cutting edge of the wine industry, working hard and pushing conventional boundaries to make wine from all over the Napa Valley and beyond. They offer unforgettable experiences in their unconventional tasting rooms, a unique addition to the traditional Napa Valley vineyard estate visits. When visiting a winery in the Crusher Wine District, expect the unexpected and see the beginning of the next movement in Napa Valley winemaking! General Winery memberships and Associate (non-wine related businesses) memberships are available for any business within the Crusher Wine District that would like to participate in the activities and events of the CWD. Please call 925-984-4568 for more information. The website for Crusher Wine District is still under construction, but please check out [www.crusherwinedistrict.com](http://www.crusherwinedistrict.com) soon for more updates. Meet the people and families that are pioneering the way to a new Napa Valley—do not forget to mark your calendars for the first official Crusher Wine District event on 3/2/14!

## TRINITAS CELLARS

For years, Tim Busch dreamed of owning a winery in Napa Valley and in 2002, his dream became a reality when Trinitas Cellars was born. Trinitas, the Latin word for Trinity, celebrates the connection between sun, soil and humanity; the trinity of elements necessary for the production of fine wine.

Initially, production for this family-owned winery included only a few varieties and about 5000 cases, but with the help of winemaker Kevin Mills, and Tim's son, Garrett Busch, Trinitas has quickly grown to over 30,000 cases and over 17 varieties. Trinitas is most well-known for its Carneros Chardonnay, nicknamed the "Butterscotch Bomb", but also delivers other great wines, such as Sauvignon Blanc, Zinfandel, Meritage, Petite Sirah, Cabernet Sauvignon and many others. Looking to push the envelope, Trinitas also released an Amarone wine, in February 2013, from the Valpolicella region of Italy, which is now being made by friends in Italy and imported under the Trinitas label. Currently, Trinitas offers various winetasting experiences at its tasting room, which opened in 2007 and is located 40 feet below ground, in the Estate Cave behind the Meritage Resort & Spa.

Whether you are looking for a unique "Wine 101" course on how to taste wine, a palatable chocolate pairing, a vineyard tour or just an enjoyable glass of wine, the Trinitas Cellars Tasting Room has it all... and there is even more to come! Not only is Trinitas Cellars part of the founding group of wineries for the up and coming Crusher Wine District, but at the end of January, Trinitas Cellars will also take over the offices and private tasting salon that is currently occupied by our friends and neighbors, Patz & Hall. In this new space, Trinitas will offer a new variety of private tastings, wine pairings and Napa experiences; be sure to stop by when it opens. For more information, visit [www.trinitascellars.com](http://www.trinitascellars.com) or call 888-983-8414.



## 2013 TREE MAINTENANCE AND CARE COMPLETED

Arborwell Professional Tree Management is currently in the fourth year of their five year tree care contract for Napa Valley Commons.



Arborwell completed the annual tree care during the period of November 18, 2013 to November 27, 2013. Tree care this year included a total of 333 trees including the species Bradford Pear, Chinese Pistache, Crabapple, Crape Myrtle, Dogwood, Lombardy Poplar, Olive, and Red Oak. Additional tree care items were added due to damaged or declining trees including the removal of two Pear trees (to be replaced with like for like by Pacific Landscapes) and the removal of two Plum trees (to be replaced by Pacific Landscapes with two Prairie Fire Crabapple trees). Two large Valley Oaks located near the bench at Vista Point were trimmed of hanging deadwood. At no cost, Arborwell removed Eucalyptus branches located on Basalt. Pacific Landscapes removed two small dead trees on Bordeaux Way and replaced them with Tulip Poplar trees.

## NAPA VALLEY COMMONS CITY OF NAPA ZONING TEXT AMENDMENT IN PROCESS

The Napa Valley Commons Property Owners Association has made application with the City of Napa for a minor zoning text amendment that is intended to benefit all property owners within Napa Valley Commons. How? Napa Valley Commons is being chosen increasingly as a premier location for wine and hospitality-related businesses. There are many aspects to the wine and hospitality businesses. To better accommodate these types of businesses, the proposed minor zoning amendment will accomplish the following:

1. Napa Valley Commons is currently zoned with three distinct designations - IP-A, IP-B and IP-C. The text amendment will allow for food manufacturing, including wine-related uses, as a permitted use in the IP-A and IP-B zoning designations. This use is currently allowed only in the IP-C zone. If the proposed amendment is approved, all designations will feature the same uses. This action represents a minor expansion of permitted uses to match what is already allowed within the IP-C zone and will have no effect on existing uses.
1. The IP-A zone will also be amended to specify that retail, restaurant and conference centers are permitted as ancillary support to hotel uses. These uses are already allowed through the City's use permit process; the text amendment is proposed simply as a matter of clarification.
2. The Offices (administrative, business and professional) use would be amended to include wine-related businesses, wine sales, tasting facilities and related uses permitted as a component of nonmanufacturing use, not to exceed 50% of the net floor area.

We have sent a personal letter with detailed exhibits and an acknowledgement form to all Napa Valley Commons property owners. We strongly support this zoning change and thank the many property owners who have signed and returned the acknowledgement form. If you have not returned your acknowledgement form, please take the time to review the information sent to you. If you have any questions, please do not hesitate to contact Jay Spangenberg with Advanced Property Management at 866-946-0800 x88 or by email at [jay@advancedmgmt.com](mailto:jay@advancedmgmt.com).

*To stay up to date on new stories, visit  
<http://www.napavalleycommons.com/news.html>*

## 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](http://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 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](http://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](mailto: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 in the document library at [www.napavalleycommons.com](http://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 Grobri Court  
Fairfield, CA 94534  
Phone 707-747-5595  
Fax 707-747-5599  
[www.jsjdisplay.com](http://www.jsjdisplay.com)

Rochelle Zatkun  
**Architectural Signs & Associates**  
918 Enterprise Way, Ste. A  
Napa, CA 94558  
Tel 707-258-0771  
Fax 707-258-0781  
[www.asagraphics.com](http://www.asagraphics.com)

## RECYCLED WATER – AN ENVIRONMENTALLY & FINANCIALLY GREEN SOLUTION

Napa Valley Commons Property Owners Association cares for the extensive common area landscaping within our 246 acre business park. The landscaping includes more than 530,000 square feet of turf and more than 1,200 trees. For many years, the idea of converting the irrigation water from drinking water to recycled water was discussed. In 2012, after more than two years of meeting each challenge, the dream became a reality. We were successful in converting the irrigation system from drinking water to reclaimed water. The water cost savings in 2013/2014 will be significant. Additionally, no matter how much or how little rain comes each year, the flow of recycling is not restricted. This means our common area landscape will remain well irrigated and green!



## VISIT OUR PUBLIC WEBSITE: WWW.NAPAVALLEYCOMMONS.COM



Napa Valley Commons has a new website. Our new website includes two areas that will be of great interest to you and your tenants. One is a fully featured site map that will list all of the tenants with addresses, and phone numbers, as appropriate. This will allow your clients, vendors, and customers to easily locate your office / business within the whole of Napa Valley Commons. If there's any update to this information, please provide it as soon as possible to APM.

Secondly, our new website features a 'Calendar' section. This will be a vehicle whereby all of the tenants within Napa Valley Commons have the ability to garner greater awareness/attendance for their events and openings. Please send any new events that you would like to have posted on the website to Dawn Friesen at dawn@advancedmgmt.com. Please make sure you include the name of the event (plus a one or two line description), date, time, if there's a cost involved, and a contact person/phone and/or email.

This is yet another way that the POA is working to support the continued growth and strength of the businesses within Napa Valley Commons. You may want to notify your clients/vendors of our new website, thereby expanding the brand awareness of Napa Valley Commons overall, and your business more specifically.

### STAY CONNECTED – NEW PRIVATE WEBSITE OWNER PORTAL

In conjunction with the new website, we have now completely redesigned the website portal for Napa Valley Commons owners. **The owner website portal is designed specifically to meet the needs of property owners.** The portal is accessible from the home page of the Napa Valley Commons website. As an owner, if you already have a signed Electronic Consent form, you can use your existing user ID and password to log in. To log in and access the portal, go to the homepage at [www.napavalleycommons.com](http://www.napavalleycommons.com). On the homepage, simply click "Owner Login" (in the upper right corner of the homepage) and enter your user ID and password. 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:

1. The ability for an owner to view current accounting information related to the property
2. The ability to make assessment payments online
3. The option for an owner with multiple properties to utilize a single login
4. The ability to submit and track inquires and multiple types of work requests
5. A community calendar
6. A photo gallery
7. An extensive document library and more

### STAY CONNECTED – NEW PRIVATE WEBSITE TENANT PORTAL

In an effort to connect all of the users in the Napa Valley Commons business park, we are pleased to report the launch of a brand new tenant website portal. **The tenant portal is designed to serve the needs of those who work at Napa Valley Commons.** The functionality of the portal is extensive. Some of the features of the tenant website portal include:

1. The ability to receive the Napa Valley Commons newsletter electronically
2. The ability to submit and track inquires
3. The ability to submit calendar events that can be shared with other tenants at Napa Valley Commons who have signed up for the tenant website
4. Community calendar
5. Photo gallery
6. Document library
7. Local resources and more

If you would like your tenant to access the tenant website portal, your tenant will need to complete a tenant information form. Once the form is received by the Association, your tenant will receive an electronic invitation to access the website with a user ID, password and instructions. For your tenant to access the portal, they will go to the homepage at [www.napavalleycommons.com](http://www.napavalleycommons.com). On the homepage, they will simply click "Tenant Login" (in the upper right corner of the homepage) and enter the user ID and password that was provided. If your tenant has any difficulty logging in, or if you need a tenant information form, please contact Dawn Friesen with Advanced Property Management at (866) 946-0800, ext. 89 or by email at dawn@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

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

**Vendor Team**

The vendor team assembled to care for the POA includes:

- |                                   |   |
|-----------------------------------|---|
| Landscaping:                      | Pacific Landscapes, Inc.                    |
| Tree Care:                        | Arborwell                                   |
| 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               |

www.napavalleycommons.com

*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).*