



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING BOARD MEETING

The Annual Meeting, followed by a regular Board Meeting will be held on Wednesday, July 23rd, 2014, 11:00 a.m. at The Meritage Resort and Spa, 875 Bordeaux Way. All property owners are welcome!

HAVE YOU MAILED IN YOUR BALLOT?

Three (3) positions are open on the Board. Ballots have been mailed to all property owners. If you have not already returned your ballot, please take the time to cast your ballot and return it in the envelopes provided. All ballots must be received on or before July 23, 2014 to be counted. Thank you!

NAPA VALLEY COMMONS TENANT SPOTLIGHT: SIENA AT THE MERITAGE RESORT & SPA



Many of us need a spot to go to for lunch with co-workers or a restaurant to host clients. Right down the street from your office lies Siena at The Meritage Resort and Spa. Its savory, seasonal menu is full of exquisite flavors for every palate, ensuring one of the most delicious Napa Valley dining experiences without going too far from your office. Many ingredients are sourced locally and dishes are made fresh to blend both Italian and Californian influences.

Chef de Cuisine, Shawn Montgomery, brings his food appreciation to every dish, blending his love for classic and rustic food with a modern style that relies on his background of working for top restaurants in San Francisco, Los Gatos and St. Louis. He knows that good food comes not just from the kitchen, but from the place of origin of the ingredients; he aims to bring seasonal, sustainable and local food to each guest in his dining room.

Shawn prides himself on preparing all food in the proper and classic ways—items are slow cooked and properly braised and all items are made in-house from specifically sourced purveyors that are at the top of their segment. Siena also offers gluten free, vegan, vegetarian and other meals for specific diets upon request. Groups from 6 to 14 and above can dine from a prix fixe menu inside the restaurant or in a meeting room at The Meritage Resort.

“I’m not reinventing the wheel of cooking,” said Shawn Montgomery. “I’m preparing dishes with better ingredients the right way, elevating the flavors to new levels.”

Siena is open to the public and serves breakfast, lunch and dinner daily, plus offers a Sunday buffet and special menus for holidays and special occasions throughout the year.

For more information about Siena and the other restaurants and cafés at The Meritage Resort and Spa, visit www.themeritageresort.com and click on “Dining & Entertainment.” You can make reservations by calling 707.251.1950 or via Open Table.



NAPA VALLEY COMMONS TENANT SPOTLIGHT: BERGIN GLASS IMPRESSIONS



The Napa Valley has made its mark and built an amazing reputation as a premier wine producing region, but what many do not realize is that only 4% of California's total wine production and four-tenths of 1% of the world's wine comes from within the Napa Valley. With that in mind, it is incredible to believe that there are more than 450 wineries producing Napa Valley wine under even more brands and labels than ever. How does a winery differentiate their brand when there are so many coming from such a small region?

Bergin Glass Impressions ("Bergin") knows the answer to that question and has been providing wineries with beautiful wine bottles painted and etched by hand to help wineries differentiate themselves and make consumers appreciate not only the wine inside the bottle but also the artwork on the outside of the bottle.

In 1989, Mike Bergin was ready to try something new and decided to move back to his hometown of Napa and start a new business after a previous career as a corporate banker in San Francisco. Originally, Bergin started Bergin Glass Impressions with one other employee and since then it has grown to 13 employees and is now the largest hand painting and etching studio in California with 8 painters and 4 etchers.

Southern Napa and the Napa Valley Commons has been home to Bergin for quite some time and has really seen the growth of Bergin. Originally located along Kaiser Road, Bergin needed a bigger space with the growth of their screen printing business. In 2006, Bergin took 24,000 square feet in the newly developed "The Vines" within the Napa Valley Commons and then expanded even further, taking an additional 16,000 square feet next door.

The screen printing portion of the business has really expanded and now accounts for 90% of the business. Bergin is currently running two ten-hour shifts daily, five days a week, printing about 60,000 bottles a day. Screen printing is a unique trade—the most difficult surface to print on is glass and the most difficult shape to print on is a cylinder, both of which perfectly describe a wine bottle. As a result, Bergin is constantly training employees and working to master the equipment and the art that goes into these beautiful bottles.

Bergin prides itself on not only providing the most beautiful wine bottles but also having amazing employees and customer service which has been a major contributor to Bergin's success and growth over the last 25 years. Fortunately for many Napa locals, you can find Bergin's beautiful handiwork on the bottles of many local Napa wineries.



The next time that you pick up a screen printed or etched bottle at a winery, pause for a moment and appreciate it.

For more information about Bergin Glass Impressions, visit their website at www.berginglass.com



TECHNOLOGY SURVEY OF NAPA VALLEY COMMONS COMPLETED

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 at Napa Valley Commons, the Board of Directors of the Napa Valley Commons Property Owners Association contracted Mitchcraft (a professional consultant) to evaluate both the cell phone signal strength (by carrier) and internet bandwidth options at Napa Valley Commons. In June, Mitchcraft conducted a survey of cellular signals throughout the Napa Valley Commons property. The survey is complete and will be discussed at the July Board Meeting.

NAPA VALLEY COMMONS STREET LIGHTING CONVERSION PLANNED

There are 54 street lights at Napa Valley Commons. With the assistance and support of the City of Napa, the Board has approved converting the 54 street lights to LED lighting. The new lights will use much less energy than the current lights. The work will be completed in 2014.

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

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| 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

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| 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, 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.