



NAPA VALLEY COMMONS

The Grape Crusher

WEDNESDAY, AUGUST 8, 2018 ♦ 5:00 - 6:30PM
JAM CELLARS BALLROOM

BUSINESS AFTER HOURS

NAPA ♦ AMERICAN CANYON ♦ CALISTOGA ♦ HISPANIC
YOUNTVILLE ♦ ST. HELENA ♦ CHAMBERS OF COMMERCE

PRESENTED BY
NAPA CHAMBER of COMMERCE

IN COLLABORATION WITH
NAPA VALLEY COMMONS AND **JAM CELLARS NAPA CALIFORNIA**

BOARD MEETINGS

Chamber of Commerce Collaboration

The Association continues to expand its local business presence by collaborating with the Napa Chamber of Commerce to sponsor the August 8, 2018 *Business After Hours* hosted with Jam Cellars Ballroom at Blue Note.

This special session of the Chamber's sellout *Business After Hours* event series is the first time that attendees are representing Chambers throughout Napa County. Working with Travis Stanley, Napa Chamber's President and CEO, the Association has jumped on this opportunity to highlight the business park's key position in the Napa community. Business owners throughout the County will be introduced to the Napa Valley Commons as the prestigious business park at the gateway to the Napa Valley.

This and future activities with the Chamber of Commerce will continue to build and fortify the Napa Valley Commons brand as the premier business location in the Napa Valley.

Would you like to attend?

As part of the Association's sponsorship of the August 8 event, we have a select number of event tickets. If you are interested in attending the event as a representative of Napa Valley Commons please contact our Assistant Property Manager, Chris Waage, at chris@advancedmgmt.com by July 20. If interest exceeds the availability of entry tickets, a raffle drawing will be used to award available tickets.



Board and Annual Meeting

The Annual Meeting will be held in connection with the next Board Meeting on Wednesday, July 19 2018, 11:00 a.m. at 860 Napa Valley Corporate Way, Suite O, Napa CA. All property owners are welcome!

Board

- Kory Kramer, The Meritage Resort and Spa
President
- John Peiffer, The Busch Firm
Vice President
- Ned Pike, The Pike Company
Treasurer
- Anthony Zand, The Busch Firm
Secretary
- Steven Lederer, County of Napa
Director



Vista Collina Grand Opening Update

After watching with excitement as the Vista Collina Resort has taken shape, we are all eagerly anticipating its grand opening. While soft openings of its many

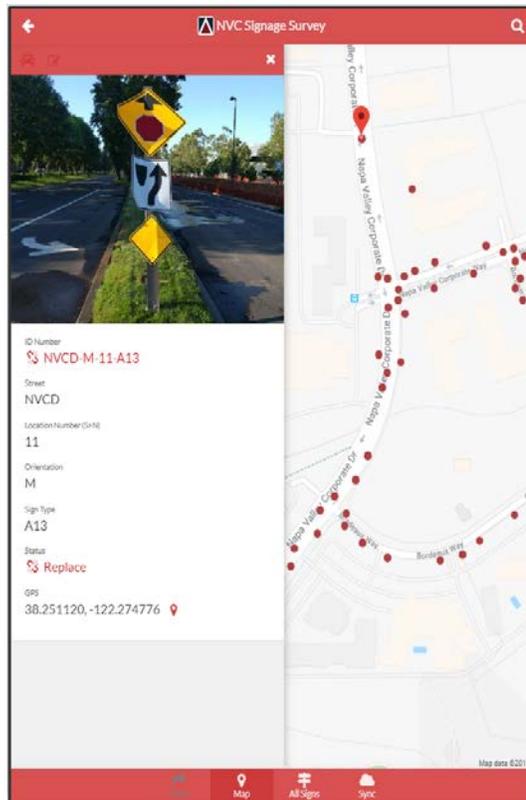
amenities and the resort's first guest stays may be taking place in mid-July, the official grand opening date is set for August 1, 2018, with ceremonial opening events to take place later in the month of August.

In addition to the resort's 145 Tuscan style rooms and suites, the complex hosts several outstanding meeting spaces and 9 tasting rooms. If you would like to tour the resort or consider hosting your next company event in one of its beautiful facilities, please contact Katie Boyle, Executive Meeting Manager, kboyle@meritageresort.com.

Maintaining Regulatory Signs

Included in the Association's extensive Master Sign Program are 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.

With so many different types of signs scattered over the business park, the challenge has been how to track the signs' condition and, when repairs or replacement is needed, how to effectively communicate their location, sign type, and level of repair needed. To solve this issue, Management needed a solution to capture the location of each sign, document its condition and provide effective communication to the City of Napa for follow up. In short order the management team put together a mobile app solution that does just that. All of the Association's regulatory signs were quickly entered into the application along with their GPS location. Now management can quickly locate and report needed repairs to the City of Napa Public Works Department.



BUSINESS SPOTLIGHT



BUYWINE.COM

Wine Media Advertising

For more than four years, Buywine.com (Wine Media Advertising) has been part of the Napa Valley Commons business community. The Association's management team took the opportunity to sit down with the company's dynamic founders, Alma Callan and Joseph Filutze, to learn more about this unique business.

Buywine.com is a premier educational website connecting consumers to wine, food and travel all over the world. With its extensive features, the site provides advertising opportunities for wineries, restaurants and travel, a robust wine education platform, and a nearly endless supply of feature articles highlighting the best in wine, food and travel. We were astounded to learn the site contains more than 47,000 unique pages.

While Buywine.com is an outstanding opportunity for the consumer with its extensive educational resources within the Wine Academy and the soon to launch Wine Sales platform, the highlight for us were the business-to-business opportunities the site provides. Boutique wineries can set themselves apart with feature articles and online content, all for less than the cost of a single wine tasting. Additionally, Buywine.com's offices in the Commons are beautifully arrayed and licensed as a satellite tasting room, ready to host their winery clients. Take a moment to check out Buywine.com and explore a local business that is bringing tourism to Napa while educating the world about one of our favorite topics... wine.



County Installs New Bus Shelter

In accord with the Association’s design standards, the County has upgraded their bus shelter with a very impressive new look. Thank you to everyone at the County that was involved in this project!

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 well underway. To date, sidewalks are being installed around 2600 and 2751 Napa Valley Corporate Drive and 850 Bordeaux Way. The frontage improvements offer a refreshed look and feel to our community with a new palette of plants that will be both beautiful and drought-resistant. We look forward to the remaining phases of this project as we advance pedestrian improvements over the coming years.

Online Payments with NO FEES!

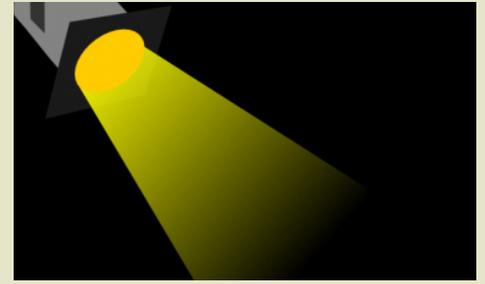
Now Available in the Owner Portal

Management has recently added features to the Owner Portal to make online payments easy and free of additional charges. This updated feature gives owners the ability to set up one time or automatic recurring ACH (bank-to-bank) fund transfers. To set up a new ACH payment plan visit the association’s website and log in to the [Owner Portal](#). Next, click on "ACH/EFT" in the menu options and follow the prompts to set up your payments. To learn more about setting up an ACH payment plan please view our video tutorial at:

www.advancedmgmt.com/online-payments

If you have questions or need assistance in setting up your ACH payments please contact accounting at (866) 946-0800 x804 or accounting@advancedmgmt.com

BUSINESS SPOTLIGHT



Be the Next Business Spotlight

The Napa Valley Commons is a true representation of Napa; made up of wineries, tourism, community infrastructure, and local business-to-business solutions. We have a diverse and eclectic group of businesses, and we often do not realize all of the resources that are just around the corner.

The Business Spotlight is a chance to connect our community’s business, to create opportunities for collaboration, to bring in new local clients and to forge new business relationships.

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.

Management

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.

BOARD MEETING AGENDA

Annual and Board Meeting Agenda July 19, 2018

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

- I. Call too Order – 11:00 a.m.
- II. Establish and Verify a Quorum
 - a. Appoint Inspector of Elections
- III. Open and Tally Ballots
- IV. Election Results
- V. Property Owners Comment Forum
- VI. Approve Minutes
 - A. Board Meeting of March 19, 2018
- VII. Financials
 - A. Financial Statement as of June 30, 2018
 - B. Delinquent Accounts
 - C. Union Bank Relationship
 - D. CD Investments/Rollovers
- VIII. Board Discussion/Response Required
 - A. Election of Officers
 - B. Architectural/Landscape/Signage Applications
 - C. Monument Signage Compliance - Update
 - D. Projects in Process/Completed
 1. Master Sign Program - Update
 2. Design Guidelines - Update
 3. Median Design by WATG
 4. Way Finding Signage - Sample Signs
 5. Pedestrian Improvements
 - a. Crosswalks
 - b. Sidewalks
 6. Caltrans ROW Lease and Vista Point Update
 - E. Maintenance and Repairs
 - F. Regulatory Sign Update and Tracking System
 - G. Napa Chamber of Commerce - Marketing Update
 - H. Records Destruction
 - I. New Project - Preview - Winery/Hotel/Offices
 - J. Authority Matrix
 - K. Napa Pipe Redevelopment - Discussion
 - L. Next Board Meeting, Thursday, October 19, 2018, 11:00 a.m., 860 Napa Valley Corporate Way, Suite O, Napa, CA
- IX. Board Review
 - A. Calendar
 - B. General Correspondence
 - C. Map
- X. Close Meeting

MANAGEMENT TEAM



www.advancedmgmt.com

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

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Principal—Relationship Manager

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Jay Spangenberg

Principal—Assistant Relationship Manager

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Chris Waage

Assistant Property Manager

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Dawn Friesen

Owner Liaison—Customer Service Contact

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Denise Babich

Accounting

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