



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING ANNUAL MEETING & BOARD MEETING

The Annual Meeting followed by the regular Board Meeting will be held on Wednesday, July 6th, 2016, 11:00 a.m. at The Meritage Resort and Spa, 875 Bordeaux Way. All property owners are welcome!

2016 ELECTION OF DIRECTORS

In 2016 three (3) property owners will be elected to serve on the Board of Directors. Four (4) property owners submitted candidate statements and are running to fill the three (3) positions. The ballot package has already been sent to all property owners. Please take the time to read over the materials mailed to you and return your ballot in the envelope that was provided. The ballots will be opened at the July 6th, 2016 Annual Meeting and the vote results will be announced.

ROBERT PARKER OPENS OFFICE AT NAPA VALLEY COMMONS



While Robert Parker and his bi-monthly wine publication The Wine Advocate hardly need an introduction, Napa Valley Commons wishes to introduce them as a new member to our growing business park family and extend a very warm welcome to their newly relocated editorial, sales, and marketing team.

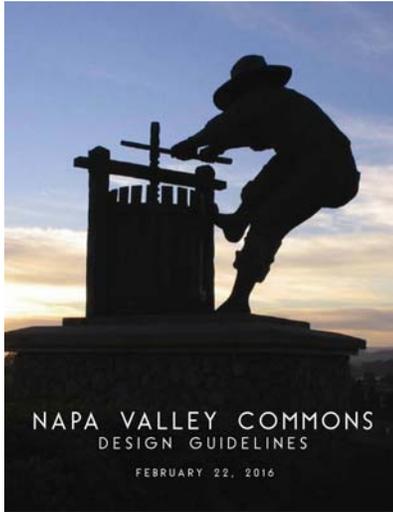
Revered as one of the most influential wine critics in the world, Parker has harvested a select group of nine wine reviewers worldwide in his efforts to expand coverage of the ever growing wine industry. Leading the charge as editor-in-chief of The Wine Advocate since 2012, Lisa Perrotti-Brown conveyed such sentiments when she expressed to us how they “want to taste every great wine that we can recommend to our members.”

Lisa herself has been in the wine industry for over 25 years. With just a few months in their new office space and the office furniture still being selected, there’s no question about her passion for wine as bottles cover the office landscape. Her experience with Robert Parker began when she started writing a column in 2008 for eRobertParker.com; a year where she also achieved her Master of Wine qualification and the Madame Bollinger Medal for excellence in wine tasting. Along with being editor-in-chief, Lisa also is the publication’s critic for Australian and New Zealand wines.

For their new location in Napa, she went on to express their vision of expanding coverage of Northern California wines, one of the many reasons Napa was such a great fit, and specifically how Napa Valley Commons was ideal too for its convenience and location, a gateway of sorts to “all things Napa”. While details aren’t entirely mapped out, there was also budding enthusiasm when Lisa spoke about future events that The Wine Advocate would be planning throughout Napa.

To be sure, Napa Valley Commons joins all of Napa as we congratulate Robert Parker’s Wine Advocate in their recent move and express our eagerness at the many exciting things that are no doubt in store. Having been a tour de force in the world of wine, the Napa community will certainly benefit all the more by the Wine Advocate’s ongoing contributions to the wine community.

NEW DESIGN GUIDELINES APPROVED



Our original design guidelines were more than 30 years old. In 2014, 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, headed the project. After many months of work, the new design guidelines were formerly adopted on February 22, 2016. The goal of the updated design guidelines is to address the expectations, practices and needs of 21st century businesses.

We have mailed a complete copy of the new design guidelines to each of the property owners at Napa Valley Commons. The document provides guidance for the renewal of Napa Valley Commons as a contemporary business center that serves an evolving range of business enterprises including the resort and hospitality sectors and the food and wine industries.

The Napa Valley Commons Design Guidelines provide a basis for the review and enforcement of the design goals and objectives. These guidelines provide the criteria for project review and an objective basis for the decisions and recommendations of the Napa Valley Commons Design Review Committee. They are intended to direct the actions of all individual landowners. Additionally, the guidelines further define the design intent requirements as set forth by the Covenants, Conditions and Restrictions (CC&Rs). The Napa Valley Commons Design Guidelines establish overall design parameters, which are flexible and adaptable, allowing and encouraging original design expression.

The updated design guidelines create a new identity for Napa Valley Commons that will shift from one of buildings set in a verdant lawn to one of muted and low-key earth tone buildings within a landscape that reflects the surrounding russet-toned natural and agricultural landscape of California and Napa Valley. We will shift the character of the architecture and landscape by using the following methods:

- Use California-friendly, drought tolerant and native plantings arranged in a meadow-like way to emulate the landscape of the surrounding hillsides.
- Use building and landscape construction materials with muted earth tone colors and natural textures. Materials may include stone, metal and wood – manipulated in a contemporary manner – to build upon local construction traditions.
- Enhance the functionality of Napa Valley Commons by becoming friendlier to pedestrians and bicyclists; sparing in its use of water; and inviting and supportive of start-up business culture.
- The new Napa Valley Commons Design Guidelines provide a concise and clear set of principles for the transformation of Napa Valley Commons into a mixed-use commercial zone, inviting to tenants, patrons and visitors.

If you have any questions concerning the new Design Guidelines, please contact Johnathan Kaufman with Advanced Property Management at 866-946-0800 x800 or by email at johnathan@advancedmgmt.com.

WATER CONSERVATION REMINDER

Please be aware of your water usage during the continuing drought.

The Association is doing its 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.



2016 TREE CARE

Napa Valley Commons is home to more than 1,200 trees. As many in the community may have noticed, several Cleary trucks were visible throughout the business park for the first two weeks of March performing the work detailed in the master Tree Health Care Plan. This expansive plan resulted in some 350 trees that received some level of maintenance attention, and was the largest portion of work to be conducted. Phase Two is set to commence shortly, wherein tree replacements will now be performed by Pacific Landscapes which will involve much less activity and traffic.



The trees in the landscape are a major feature at Napa Valley Commons and add significant visual appeal and value to the property. As in times past, we anticipate that this important work will not cause any disruption to your business. If you should have any questions, concerns, or comments during this project, please feel free to reach out to the project manager at Advanced Property Management, Johnathan Kaufman at 866-946-0800 x800 or by email at johnathan@advancedmgmt.com.

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

Napa Valley Commons is located at one of the key entrances to the 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 arises 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. A lot of work has been done to vet the vision with City of Napa, County of Napa and State officials. So far we have received 100%+ support for the vision. The vision is to transform the southern gateway to the Napa Valley and the Vista Point Park.



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
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Principal—Assistant Relationship Manager
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Project Manager—Property Specialist
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Owner Liaison—Customer Service Contact
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Accounting
Denise Babich
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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: | 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

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| President: | Kory Kramer, The Meritage Resort and Spa |
| Vice President: | Vacant |
| Treasurer: | Ned Pike, The Pike Company |
| Secretary: | John Peiffer, The Busch Firm |
| Director: | Betsy Busch, The Meritage Resort and Spa |

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.