



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING BOARD MEETING

The next Board Meeting will be held on Wednesday, January 25, 2018, 2:00 p.m. at 860 Napa Valley Corporate Way, Suite O, Napa CA. All property owners are welcome!

PLANNED PEDESTRIAN AND LANDSCAPE IMPROVEMENTS AT NAPA VALLEY COMMONS

For many months the Board of Directors of Napa Valley Commons has been pursuing the construction of pedestrian improvements. In the next few months, you will see segments of sidewalks being constructed within Napa Valley Commons. Our future pedestrian plan contemplates linking the Commons with the proposed extension of the Vine Trail. The goal is to create safe pedestrian movement. There is excellent support from the property owners. We invite you to share your ideas related to improvements with us!



FRONTAGE IMPROVEMENT PLANS - 2600 NAPA VALLEY CORPORATE DRIVE

Improvements along the frontage are currently under construction at 2600 Napa Valley Corporate Drive (see the next page for pictures). The Napa Valley Commons POA is very excited about the installation of this new frontage and the pedestrian elements of the design.

The next section of landscape frontage improvements planned for Napa Valley Commons are at 2751 Napa Valley Corporate Drive (the County of Napa Campus). The frontage improvements will include sidewalks and new landscaping. Construction is planned for Spring 2018.

At the July 2017 Board Meeting, the Napa Valley Commons Board of Directors approved the professional survey work by Foulk Civil Engineering that is necessary for the installation of sidewalks along all property frontage at Napa Valley Commons. Additionally, the survey work includes planned future crosswalks within Napa Valley Commons. This is the first step to creating a pedestrian-friendly environment. The installation of pedestrian improvements will be phased and take a number of years to complete. Concrete sidewalks, crosswalks and walking trails are central features of the plan.



Frontage Improvements

CALTRANS RIGHT OF WAY (ROW) AND VISTA POINT PARK UPDATE

The POA is continuing in active discussions with Caltrans on a plan to make the vision a reality. Phase I of the plan is to plant vineyards in the Caltrans ROW. It is a very exciting project for Napa and the POA. A lot of work has been done to vet the vision with City of Napa, County of Napa and State officials. We continue to receive 100% support for the vision, which is to transform the principal gateway to the Napa Valley and the Vista Point Park.

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. The Board of Directors approved the WATG vision in 2015. More than 30 years ago, the Vista Point Park and sculpture was built and paid for by the original developer (Peter Bedford). The sculpture and current amenities sit on Caltrans ROW but have always been contractually maintained by the POA.



*Napa Valley
Vista Point*

WATG

The POA is seeking ownership of the Vista Point Park to greatly enhance this amenity of Napa Valley Commons. The new vision creates a park that can be truly used and enjoyed by visitors. As depicted in the renderings, the area around the sculpture would be changed to allow more visitors to walk/sit around the sculpture. This would provide a better sense of location and direction to visitors as well as appreciation of incredible vistas. Information signs would tell of the sculpture, vineyards, history and vistas. Two lawn areas would be created for greater visitor use and events to take place and landscaping would be greatly enhanced. Pedestrian and bicycle facilities would be added and/or enhanced, connecting to existing facilities and thus contributing to a more “active” transportation system. Restrooms would be added. Lighting and security would be improved. The most iconic sculpture in Napa Valley would be set in a worthy artistic setting. As planned, the park would be nestled in vineyards on all sides.

WOULD YOU LIKE YOUR BUSINESS TO BE FEATURED IN THE NAPA VALLEY COMMONS NEWSLETTER?

We like to feature articles on tenants at Napa Valley Commons so that we can promote awareness of the many businesses that we have here. The articles are also featured on the Napa Valley Commons website at www.napavalleycommons.com. If you are a tenant and would like your business to be featured in an upcoming newsletter, please contact Johnathan Kaufman at johnathan@advancedmgmt.com.

MERITAGE COMMONS UPDATES

Construction Updates

Excellent construction progress is being made at The Meritage. This elevated Napa experience is located directly adjacent to The Meritage Resort and features 145 luxurious guestrooms and suites with stunning vineyard views; 9 tasting rooms, including Trinitas Cellars, representing the best of Napa Valley wineries; and an outdoor event lawn for social gatherings and concerts. Construction is expected to be completed summer 2018. For more information, renderings, and a virtual tour, visit www.VillageatMeritage.com.



Recovery Efforts

Like all of us, The Meritage Resort is doing all it can to help those impacted by the recent fires. Should you need extra rooms over the holidays, the resort is offering a special "Support Napa" rate from \$160 with 10% benefiting Napa Valley Community Foundation. Please visit www.MeritageResort.com for details and other specials.

F E R A L C A T S

It has been reported that feral cats are becoming a problem in some areas of the Park. Contributing to the problem is the well-meaning but poorly advised habit some have of leaving cat food outside in bowls. Cats are not the only creatures attracted to cat food; raccoons, opossums, coyotes, rats and mice are as well. All of these animals are abundant in the area and when attracted to food that is left out, acquire a taste for it and return regularly. Many of these animals then multiply rapidly and the young develop the same habits, creating an even bigger problem, posing a threat to local wildlife and to public health. **Please refrain from leaving pet food outside.**

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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Property Manager
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Owner Liaison—Customer Service Contact
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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:	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

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

If you haven't yet had the opportunity to log in to our 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.