



The Grape Crusher

NAPA VALLEY COMMONS

November, 2018



The Vista Colina is Open!

Guests have been enjoying the beautiful hotel since late July. As a local business and neighbor to the property, have you had a chance to experience some of the perks of working near this outstanding resort?

While visiting, we were struck by the beauty, grandeur and amenities the hotel has to offer their guests, but what we found surprising is how well the resort is positioned to also serve the local community.

As soon as you walk onto the expansive courtyard lawn, the Vista Colina delivers an experience that you might not expect. It can be best illustrated with a comparison to a classic town square, a place where people gather, relax, socialize, drink wine, do business and celebrate life. Surrounding you is *The Village* with its welcoming tasting rooms, featuring many outstanding wineries as well as Napa Smith Brewery's tap room. Each space is outfitted in refined detail to share a new experience at each tasting. Continuing the elevated town square feel, the *Fivetown Grocery* serves up handcrafted meals and snacks made from local farm-fresh ingredients. It feels so natural and inviting to simply sit in one of the many couches or lawn chairs, sip on wine, maybe send a few emails, have a bite to eat, meet with a business colleague and enjoy work and life in the Napa Valley Commons.



Board of Directors

Upcoming Board Meeting

Date: Monday, November 12, 2018

Time: 11:00 a.m.

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

Board of Directors

John Peiffer,
The Busch Firm
President

Anthony Zand,
The Busch Firm
Vice President

Ned Pike,
The Pike Company
Treasurer

Steven Lederer,
County of Napa
Secretary

Kory Kramer,
The Meritage Resort and Spa
Director

Local Perks at Vista Colina

15% OFF at Fivetown Grocery

Local business discount on a great lunch

Lawn Hour!

3pm-6pm Fridays and Saturdays

Wrap up your work week with live music, lawn games and wine tasting.

Business Event Space

Packed with options for events and meetings and great food right here in the Napa Valley Commons.



Napa Valley Chamber of Commerce Update

Thank you to the property and business owners who made it out to the sellout Business After Hours event on August 8th that the Association co-sponsored with Jam Cellars and Blue Note. We would also like to thank Buywine.com, Trinitas Cellars, and Vista Colina for their generous donations to the attendee raffle. In the past year, we've attended a number of these Chamber events and this raffle was by far the most generous outpouring of wine and hospitality that the Chamber members have seen.



Jay Spangenberg and Chris Waage from Advanced Property Management on stage at the Blue Note Ballroom presenting guest prizes donated by Napa Valley Common Businesses

If you weren't able to make it out to the event, don't worry, the event is coming to the Napa Valley Commons; the May 16, 2019 Business After Hours will be hosted at Vista Colina—one more reason to head over there and check it out. This is a great opportunity to network with local business leaders and your business neighbors throughout the Napa Valley Commons.

SAVE THE DATE Business After Hours at Vista Colina

May 16, 2019

If you're a Chamber Member, sign up at <https://business.napachamber.com/events>
If you're not currently a chamber member, contact management to sign up through the Association's membership (chris@advancedmgmt.com)

Business Spotlight



The Napa Valley Commons welcomed a new tenant business this summer as 707 Embroidery Zone moved into 870 Napa Valley Corporate Way, Suite N. The move allowed for the needed space to increase production and accommodate ongoing growth in the business.

Carlos Salazar and Berta Delgado, husband and wife owners of 707 Embroidery Zone since 2007, invited us to tour the new location including their embroidery and screen printing facilities. What an impression Carlos and Berta made! Within the week the Association was able to support their business and they were able to support the Association by providing a cost saving to an ongoing signage project under development. It was a great example of the money and time savings that shopping local can bring.

This one-stop shop for promotional/marketing needs provides an abundance of quality products backed by outstanding service. Take advantage of yet another local treasure in the Napa Valley Commons. Drop in and check out all the great promotional products available and help support this hard-working local family business.

www.EMBZONE.com

New Development is Approved for Napa Valley Commons

The final undeveloped lots of the Napa Valley Commons are about to become a new joint branded hotel, winery and crush facility, and office building. The Napa City Council granted permits for the new development in mid-July. When completed, the hotel will feature both the AC Hotel and Residence Inn brands, providing 250 additional hotel rooms in South Napa.



Five Crosswalks Approved For Installation

Pedestrian and safety improvements continue to move forward with the City of Napa's approval of five crosswalks that will be installed in Napa Valley Commons. The Association is currently soliciting bids for the work which is slated to start in 2019.



UPCOMING EVENTS



707 Embroidery Ribbon Cutting
TBA

Events at Vista Colina

Sunday Football

Every Sunday at Napa Smith Taproom

Tree Lighting Ceremony

November 30, 2018

Featuring a 40-foot tree

Caroling

December 8, 15, & 22

5:00 — 7:30 PM

The Future of Cooking Dinner

January 12

Chamber of Commerce Event, Business After Hours

May 16

5:30—7:30 PM

Check out Vista Colina events at:

<https://villagenapavalley.com/events/>

November 12, 2018 Board Agenda

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

Executive Session – Private Owner Hearing(s) – 11:00 AM

Call to Order – 11:15 AM (OPEN MEETING)

Property Owners Comment Forum

Approve Minutes

- Board Meeting of July 19, 2018

Financials

- CPA Reviewed Financial Statement as of June 30, 2018 (fiscal year end)
- CPA Representation Letter – Ratify
- Financial Statement as of September 30, 2018 (year-to-date)
- Delinquent Accounts
- Union Bank – New Bank Signature Cards and Authorizations

Board Discussion/Response Required

- Board Member Resignation
- Architectural/Landscape//Signage Applications
- Projects in Process/Completed
 - Landscape Median Design – Presentation by Phil VanderToolen and Proposals
 - Way Finding Signage – Sample Signs – Approval of New Font Size
 - Updated Design Guidelines Version 2.0
 - Updated Signage Guidelines Version 2.0
 - Pedestrian Improvements
 - Crosswalks
 - Sidewalks
 - Caltrans ROW Lease and Vista Point Update
- Project Proposals
 - 2019 Tree Care
 - Entry Plaques – Napa Valley Corporate Park to Napa Valley Commons
 - Napa Valley Commons Website Video
- Proposals to Ratify
- Signage
 - Regulatory Update
 - Entry Monument Sign – Vista Colina
- Napa Chamber of Commerce – Marketing Update
- New Project – Preview – Winery/Hotel/Offices – Discussion
- Delegated Authority Matrix – Update
- Napa Pipe Redevelopment – Discussion
- Next Board Meeting, Thursday, February __, 2018, 11:00 a.m., 860 Napa Valley Corporate Way, Suite O, Napa, CA

Board Review

- Calendar
- General Correspondence
- Map

Close Meeting



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 current Board of Directors to address the key issues facing the POA.

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

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