



The Grape Crusher

NAPA VALLEY COMMONS

July 2019

Stay Informed and Connect to Other Napa Valley Commons Businesses

We're actively engaging the local business community through the Napa Chamber of Commerce and various activities to bring more local awareness to Napa Valley Commons. At the same time, we'd like to do more to engage with our members and tenant businesses in the Commons. This newsletter reaches owners and a select number of contacts at the businesses in the Commons, but it doesn't always reach many of the employees and individuals that spend their days here. Please help us reach more of the people that are part of the Napa Valley Commons community by:

- Sharing this newsletter with employees and coworkers
- Provide the names and email contacts of individuals that can share important information with employees (Human Resources, Division Heads, Managers)
- Offer discounts through this newsletter on products and services to the Commons' businesses and the local workforce

If you're able to help with any of these efforts, please email Chris Waage, our Assistant Relationship Manager at chris@advancedmgmt.com

Feature Your Business

We love to share and highlight the unique and hardworking businesses that are in our community. If you're interested in having a feature article on your business included in The Grape Crusher newsletter please contact Chris Waage, chris@advancedmgmt.com to set up a time to share your story.

Considering Solar Electric Carport Structures?

The Napa Valley Commons POA is very supportive of energy-related initiatives. All energy-related improvements that impact the exterior of the buildings must be reviewed and approved by the Napa Valley Commons POA prior to installation. If you're planning to install solar electric carport structures, please contact our management company for assistance. Please be advised that solar electric carport structures are prohibited from being installed in front of any building.



Board of Directors

Annual Meeting & Board Meeting

Date: Tuesday, August 6, 2019
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

Monique Scott
Lowenberg Associates LP
Director



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New Policy - Enforcement Policy & Schedule of Monetary Fines and Penalties

The Napa Valley Commons Board of Directors consulted with the NVC's general counsel to prepare an Enforcement Policy & Schedule of Monetary Fines and Penalties ("Policy") for our Development. The draft policy was sent to all property owners for review and comment. The purpose of this policy is to authorize monetary fines and/or penalties for violations of NVC's Governing Documents. The effect of the policy is that there will be a process in place regarding the imposition of monetary fines and/or penalties for violations of NVC's Governing Documents. The Board intends to review all owner comments and adopt the new policy at its regularly scheduled Board meeting that will be held on Tuesday, August 6, 2019 at 11:00 a.m. at 860 Napa Valley Corporate Way, Suite O, Napa. If you would like a copy of the draft policy, please email Dawn Friesen at dawn@advancedmgmt.com.

Promotional Videos

As part of the ongoing efforts to create greater awareness of the Napa Valley Commons, the Board of Directors has followed the advice of the Chamber of Commerce and has approved the production of two promotional videos that will be used for digital marketing. In collaboration with local filmmaker, 1700 Films, the Board is currently working on a video feature on the history and community connection of the Napa Valley Commons and a informational short on the public services available here.



Napa Valley Commons Design Guidelines - Version 2.0

The Board of Directors worked with the internationally recognized architectural firm WATG to create our current Design Guidelines (approved 2.22.16). Assisted by management, the Board has worked with WATG to create an updated version (2.0) of the Design Guidelines. The updates are based on experience gained in the past 3+ years working on a variety of new projects within Napa Valley Commons. Version 2.0 updates will include plant selection and maintenance, standards for landscape maintenance, solar panel installation and requirements (including solar carport structures), sidewalk details, mulch details and more.



Website Update

The POA's website, www.napavalleycommons.com, has served the association well in providing key information about the property and its businesses, as well as providing a central point to access member accounts and documents. With ever-changing and advancing technologies, our website has become somewhat dated in its features and usability. To stay up to date with accessibility requirements and trends in digital communication, the Board will consider proposals from local media companies for the redesign of our website. The goal is to recreate a simple but beautiful website that is user-friendly, responsive to multiple device types and provides great accessibility to all.

Project Updates

Median Landscape Design

As previously reported, our trees in several median areas are approaching the end of their lifespan or showing signs of decay. After extensive research and analysis, a tree palette was updated with the collaboration of arborist Katie Krebs and design consultant firm WATG. Landscape architecture firm VanderToolen Associates is nearing completion of the construction documents for medians identified as currently needing replacement, after which the POA will go out to bid.

AT&T Cell Tower Fully Operational

As reported in the last newsletter, the AT&T cell tower at Napa Valley Commons is now fully functioning. The AT&T cell signal had always been weak at Napa Valley Commons. After more than 5 years working on this project, we're very pleased the AT&T cellular infrastructure project (initiated by the Napa Valley Commons POA Board of Directors) has come to a successful conclusion. Strong technology infrastructure at Napa Valley Commons is critical to meet the needs of those who visit and do business at Napa Valley Commons.

Crosswalks and Sidewalks

We're continuing to work toward the installation of five crosswalks and extending and connecting the existing sidewalks. Plans are complete for five crosswalks and plans are nearing completion for the first phase of sidewalk improvements. These are very important projects for Napa Valley Commons as they directly impact pedestrian safety and ease of pedestrian movement. In addition to facilitating pedestrian movement for local businesses within the Commons, the sidewalks will ultimately allow pedestrian access to the Vista Point Park that features the iconic Grape Crusher Sculpture.



UPCOMING EVENTS



The Village Events at Vista Colina:

Fridays – Food Truck Fridays

Saturdays – Lawn Hour

Sundays – Smokers Sundays

July 21 – Artisan Market and Live on the Green

August 3 – Lobster Feed

August 4, 11, 18, 25 – Live on the Green

August 31 – Village Beerfest

Check out Vista Colina events at:
<https://villagenapavalley.com/events/>

Would you like to publish events happening in the Commons in this newsletter? Contact Chris Waage, chris@advancedmgmt.com to share the details.

August 6, 2019 Annual Meeting & Board Meeting Agenda

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

Call to Order – 11:00 AM

Establish and Verify a Quorum

- Appoint Inspector of Elections

Open and Tally Ballots

Election Results

Property Owners Comment Forum

Approval of Minutes

- Board Meeting of January 16, 2019

Financials

- Financial Statement as of June 30, 2019 (Fiscal Year End)
- CPA Engagement – Tax Returns and Financial Review
- Delinquent Accounts
- CD Investments

Board Discussion/Response Required

- Website Update Presentation
- Fine Policy – Owner Comments – Final Approval
- Projects in Process/Completed
 - Frontage Landscape
 - Entry Monument Sign Agreements
 - AT&T Cell Tower
 - Median Landscape Design
 - Pedestrian Improvements
 - Crosswalks
 - Sidewalks
 - Regulatory Signage Repairs
 - Design Guidelines Updates
 - Caltrans ROW Lease and Vista Point Update
 - Promotional Videos Update – 1700 Films
- Architectural/Landscape/Signage Applications
- Maintenance Items
- Proposals to Ratify
- Board Meeting November __, 2019, 11:00 AM,
- 860 Napa Valley Corporate Way, Suite O

Board Review

- Calendar
- General Correspondence
- Delegated Authority Matrix
- Map

Close Annual and Board Meeting

Executive Session – Property Owner CC&Rs Violations – Confidential

Close Executive Session 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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