



The Grape Crusher

NAPA VALLEY COMMONS

November 2019

Annual Meeting Election Results

The Annual Meeting of the Napa Valley Commons was held on August 6, 2019. Thank you to all the members who were able to come out and support the meeting and thank you to everyone who submitted their election ballots. The ballot included an election for two (2) director positions and the IRS election for ruling 70-604. Three (3) members were nominated for two (2) open positions. Below are the election results:

Total possible votes: 161
Total ballot votes received: 111

Candidate Name	Total Votes Received
Matthew Moyer	28
John Peiffer	88
Monique Scott	94

John Peiffer and Monique Scott were elected to serve two (2) year terms on the Board of Directors.

IRS Ruling 70-604 Excess Income Resolution: Passed with 111 votes for, and 0 votes against.

Call Before you Dig (U.S.A. Markings)

When making any underground repair, completing landscape renovations, and when undertaking new developments, it's essential that you arrange for Underground Service Alert (USA) markings to identify underground utilities before you dig.

Depending on the project, digging without first checking for underground services can result in damage to your services, neighboring building services or the common area services. USA North 811 coordinates service providers to mainstream the marking process. Often markings can be done within 2 days' notice.

Before you dig, call 811 or visit www.usanorth811.org



Board of Directors

Upcoming Board Meeting

Date: Tuesday, November 12, 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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Projects Underway at Napa Valley Commons

Informational Video Projects

As part of the ongoing efforts to create greater awareness of Napa Valley Commons, the Board of Directors followed the advice of the Chamber of Commerce and approved the production of two promotional videos that will be used for digital marketing. In collaboration with local filmmakers, 1700 Film, the Board is currently working on a video feature on the history and community connection of the Napa Valley Commons and an informational short on the public services available at Napa Valley Commons. The first complete video highlighting the Health and Human Services Agency at the County of Napa will be reviewed for Board approval at the November 12, 2019 Board meeting.



Website Update Project

The POA's website, 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 the 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. The Board will review a first "draft" of the website development at the next Board meeting.



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 phase one of the sidewalk improvements. The POA is actively in communication with contractors regarding these projects. 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.



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 has completed the construction documents for medians identified as currently needing replacement, and the City of Napa has wrapped up their initial review. The POA is now formalizing their RFP to begin the bidding process.

Connect + Collaborate + Engage

The Napa Chamber of Commerce's vision is clear; to "Connect, Collaborate, and Engage". Over the last year, we've worked with the Napa Chamber of Commerce to build greater awareness of the Napa Valley Commons within the business community. We've connected with businesses throughout the Valley and collaborated with businesses within the Commons to support Chamber events and bring attention and new clients to the Commons.

While we're actively engaging the local business community through various Chamber activities, we would like to do more to engage our businesses in Napa Valley Commons. This newsletter reaches owners and a select number of contacts at the businesses here, but it does not reach many of the employees and individuals that spend their days here. To effectively connect our businesses with one another and the local workforce with the exclusive deals, we would like the help of our readership in spreading this newsletter as well as other important communication from the Association to more of the businesses and people that come here each day.

How can you help?

- Share this newsletter with employees and coworkers.
- If you're unsure as to whether or not your company's HR Manager, Division Head or Key Manager is receiving this newsletter, send their contact info. to dawn@advancedmgmt.com so that we can be sure that they receive a copy of each newsletter.
- Contact dawn@advancedmgmt.com if you'd like to offer discounts through this newsletter on products and services to the Napa Valley Commons' businesses and the local workforce. We'll share your promotions in an upcoming newsletter!

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

Upcoming Chamber Events

November 21, 2019 – Business After Hours at Kitchen Collective is a bi-monthly reception held at alternating Chamber member local venues such as wineries, restaurants, and occasionally, places of business. Events typically range from 75-120+ attendees, depending on location and time of year. Make new connections and strengthen existing ties with hundreds of local business people at the informal Business After Hours networking events.

December 29, 2019 – Leads Over Lunch at The Blue Note is one of the most popular "connection" events the Chamber produces. The bi-monthly luncheon hosts up to 50 members at a local member restaurant. You'll hear a relevant member presentation and have an opportunity to give your own introduction. Please bring your business cards and collateral. Leads Over Lunch is open to members and non-members.

January 31, 2020 – 131st Annual Awards Luncheon at the Westin Versa Hotel is one of the biggest and best events of the year and an outstanding opportunity to connect with some of the most influential businesses in Napa Valley.

UPCOMING EVENTS



The Village at Vista Colina has a full schedule of events happening each week, with a wealth of cooking courses and other great experiences. We will highlight a few of the regular and major events below, but you can check out other events and details at: villagenapavalley.com/events

The Village Events at Vista Colina:

Fridays – Food Truck Fridays

November 21 – Thanksgiving Celebration

December 6 – Tree Lighting

December 31 – New Years Eve Celebration

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.

November 12, 2019 Board Meeting Agenda

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

Call to Order – 11:00 a.m.

Executive Session – Private Owner Meeting

Legal Contract Matter

Open Meeting – 11:10 a.m.

Property Owners Comment Forum

Approval of Minutes

- Board Meeting of August 6, 2019
- Executive Session of August 19, 2019

Financials

- CPA Representation Letter dated August 29, 2019 – Ratify
- CPA Financial Review FYE June 30, 2019 – Ratify
- Financial Statement as of September 30, 2019
- Delinquent Accounts
- CD Investments

Board Discussion/Response Required

- POA Marketing
 - County of Napa Video – 1700 Film – Pending Board Approval
 - Napa Valley Commons Video – 1700 Film – In Process
 - Website Redevelopment Update
- Projects in Process/Completed
 - Pedestrian Improvements Update
 - Crosswalks
 - Sidewalks
 - County of Napa Frontage Landscape/Transfer Updates
 - Median Landscape Design Update
 - Annual Tree Care
 - Signage Guidelines Updates – In Process
 - Entry Monument Sign Agreements – 2 Agreements Pending
 - Design Guidelines Update Version 2.0 – Completed
 - Caltrans ROW Lease and Vista Point Update
- Architectural/Landscape/Signage Applications – to Approve/Ratify
- Proposals – to Approve/Ratify
- Property Owner Request(s)
- Board Meeting January __, 2020, 11:00 a.m.
- 860 Napa Valley Corporate Way, Suite O

Board Review

- Calendar
- General Correspondence
- Delegated Authority Matrix
- Map

Close Board 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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