



# The Grape Crusher

# NAPA VALLEY COMMONS

August 2021

## POA Member Annual Meeting

Thank you to all of the members who returned their ballots for the 2021 Annual Meeting. If you have yet to do so, please try to have them in the mail by the August 9, 2021 deadline.

As previously announced in the notice and ballot mailing, the annual meeting will be held on Thursday, August 12, 2021 at 11:00 AM. The annual meeting will be held in person at 860 Napa Valley Corporate Way, Suite O and can also be attended by Zoom. The Zoom meeting details are to the right ==>

## Connect + Collaborate + Engage... In Person Again

The Napa Chamber of Commerce's vision is clear, to "Connect, Collaborate, and Engage". 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. Maintaining strong community connections is all the more important as we come to a hopeful end of the COVID-19 Pandemic.

As restrictions have reduced, the Chamber of Commerce has restarted in-person activities and events. Our APM management team has been representing Napa Valley Commons at these events, and we encourage our owner and tenant businesses to consider doing the same. It's a joy to see and experience the shared effort and collaboration of the local business community as we support one another in reestablishing and regrowing.

Some upcoming Chamber of Commerce events to consider attending include:

- August 19, 2021 - Business After Hours at the Westin Verasa
- September 16, 2021 - Business After Hours at Vista Collina
- Lead over Lunch - Dates TBD

Check out all of the upcoming events at <https://business.napachamber.com/events>

## UPCOMING EVENTS

Check out the Vista Collina Events page at:

<https://meritagecollection.com/vista-collina/special-events>

## Board of Directors

### Upcoming Board Meeting

Date: Thursday, August 12, 2021

Time: 11:00 a.m.

**Location:** 860 Napa Valley Corporate Way, Suite O, Napa, CA and Zoom:

**Connect to Meeting via Web:**

<https://zoom.us/j/81465651336>

**Connect to Meeting via Zoom App:**

Meeting ID: 814 6565 1336

**Connect by Telephone:**

1-669-900-9128

Meeting ID: 814 6565 1336

Password: 254497

*Note: All Board Meetings, including those through Zoom are open to property owners only.*

### Board of Directors

Anthony Zand  
The Busch Firm  
*President*

Monique Scott  
Lowenberg Associates LP  
*Vice President*

Ned Pike  
The Pike Company  
*Treasurer*

Steven Lederer, County of Napa  
*Secretary*

Vacant  
*Director*



1-866-946-0800  
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[Accounting@advancedmgmt.com](mailto:Accounting@advancedmgmt.com)  
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## The Crusher Statue - Video Story Complete

We're excited to announce that the Crusher Statue Story Project, which began some time before the Pandemic, is now complete. Like many things, it experienced unexpected delays, went through an unplanned journey, but has resulted in a final product that is much more than originally imagined.

**Visit [www.NapaValleyCommons.com](http://www.NapaValleyCommons.com)  
to view the complete video on the main page or in the video section**

The video project began based on a recommendation from the Napa Chamber of Commerce Executive Director, Travis Stanley. He recognized that there is something special about Napa Valley Commons, but the corporate park remained mostly unknown or unrecognized by the general community. It stood outside of what people thought of as Napa, while being such an important part of it.

This special marketing project aimed to connect the greater Napa community with Napa Valley Commons through the corporate park's most recognized image, the Crusher Statue. It looked to tell the story of how one of Napa's most iconic images, one that people assume "has just always been there" was installed as part of Napa Valley Commons.

This project took many turns along its journey, each time adding an extra layer of depth and richness. With each new element, several voices and footage was added. As a result of this work we got to connect with property owners, businesses, and local leaders, all sharing in the appreciation for what the Crusher Statue and the Commons mean to Napa.

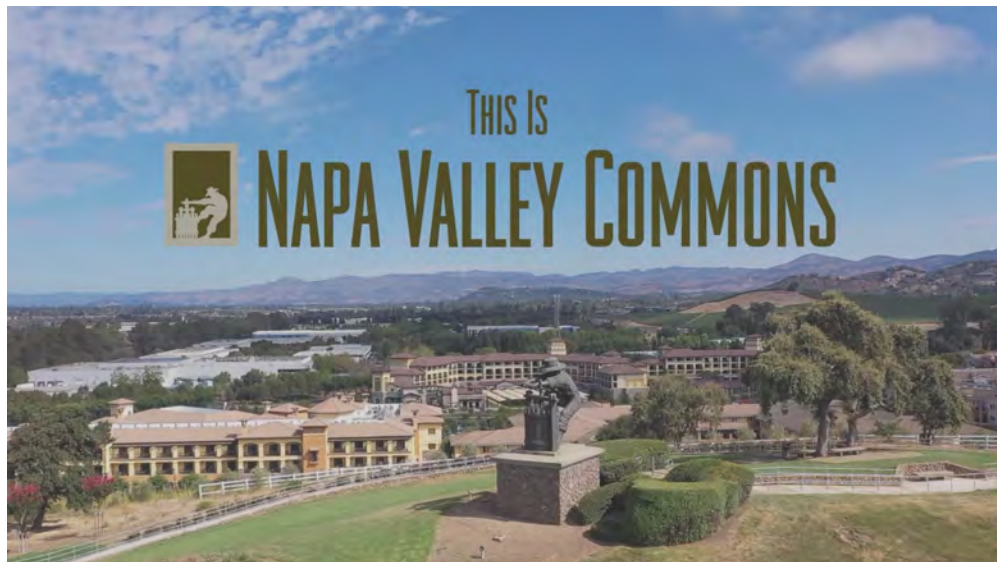
We want to express a special thank you to all of those who gave their time to be interviewed, those who opened their doors to let us capture the daily beauty of their businesses, and those who shared in the work behind the scenes to bring this together.

### **Now that the project is done, what's next? What will it be used for?**

This project is a tool to build connections between our corporate park, your business, and the Napa community. As such, it's yours to use to promote your business, lease your property, or highlight the Napa Valley Commons.

This first video was an opportunity to test the effectiveness of creating promotional videos that benefit all property owners and tenant businesses. Additional videos are under consideration, including a focus on the benefits of leasing space and operating a business at the Napa Valley Commons.

The Association will be working with local chambers of commerce and media outlets over the next few months to share the Crusher Story with the local community. It will be available for your use, either by linking to the video on [www.napavalleycommons.com](http://www.napavalleycommons.com), or by download upon request. For support on how to use and access the video, please reach out to Chris Waage, [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com).



## Pedestrian Improvements - Crosswalks

As a critical component of the overall pedestrian improvements planning, we're happy to report that the installation of five crosswalks have been completed.

Three of the crosswalks are installed at the intersection of Napa Valley Corporate Drive and Napa Valley Corporate Way. These crosswalks currently connect the existing sidewalks in front of the County of Napa property, and they will ultimately connect to existing sidewalks along Vista Collina.

Further south, two crosswalks were installed to allow pedestrian crossing near Anselmo Court and Bordeaux Way. Unique to these sidewalks, flashing beacons are in use to provide additional safety and warnings to oncoming traffic.

These pedestrian improvements are a priority of the Association, and no doubt all will continue to enjoy these enhancements as they progress.



## 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](mailto:chris@advancedmgmt.com), to set up a time to share your story.



1-866-946-0800  
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# August 12, 2021 Annual & Board Meeting Agenda

**Call to Order** – 11:00 a.m.

**Annual Meeting Items**

- Establish and Verify a Quorum
- Appoint Inspector of Elections
- Open and Tally Ballots
- Election Results

**Property Owners Comment Forum**

**Consent Agenda (to Ratify)**

- Proposals Approved Under Delegated Authority
- Architectural Applications

**Approval of Minutes**

- Board Meeting Minutes of May 13, 2021
- Executive Session Minutes of May 13, 2021
- Executive Session Minutes of June 23, 2021

**Financials**

- Financial Statement as of June 30, 2021 (FYE)
- Delinquent Accounts
- CD Investment

**Board Discussion/Response Required**

- Projects in Process/Completed
  - Sidewalks and Crosswalks
  - PG&E Repairs
  - Median Renovations
- POA Marketing/Website/Chamber of Commerce Updates
- Umbrella Insurance Policy Renewal
- Napa Pipe Development
- Architectural/Landscape/Signage Applications
  - 2600 NVCD, Bloom Energy & Fence
  - 2515 NVCD, Signage
- Proposals to Consider for Approval
- Property Owner Request(s)
- Open Board Meeting November 11, 2021, 11:00 a.m.

**Board Review**

- Consent Agenda
- General Correspondence
- Calendar
- Delegated Authority Matrix
- Site Map

**Close Board Meeting**

**Executive Session**

**Legal Updates**



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:

Chris Waage

Principal—Relationship Manager

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Jay Spangenberg

Principal—Assistant Relationship Manager

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Dawn Friesen

Owner Liaison—Customer Service Contact

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Denise Babich

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