



The Grape Crusher

NAPA VALLEY COMMONS

February 2021

Crosswalk Project Update

Pedestrian movement in Napa Valley Commons has long been a priority of the Board of Directors, and there has been much planning towards improving pedestrian access and movement in the property. The vision of this plan is to ultimately have sidewalks that allow pedestrian movement throughout the business park, from Kaiser Road to the Crusher Statue, between neighboring businesses, to the future "Napa Pipe" Development, and possibly even directly onto the Napa Valley Wine Trail.

As previously announced, the installation of five (5) crosswalks; three (3) at the Napa Valley Corporate Drive and Napa Valley Corporate Way intersection and two (2) at the Napa Valley Corporate Drive and Bordeaux Way intersection will soon begin. While the project was expected to start on January 25th, construction has been temporarily delayed due to weather. Once there is a break in the weather, the project is expected to promptly begin.

Please remember that during the project, some traffic delays should be expected at these intersections. Please pay close attention to traffic control signage and construction crews as they work to safely control the flow of vehicle and pedestrian traffic.

These are very important projects for Napa Valley Commons, and no doubt all will enjoy these improvements as they continue within the park.

Tree Care Project

Our community's 1200+ trees are a major feature at Napa Valley Commons. With regular care and maintenance, they create significant visual appeal and add value to our property.

Each year our trees are professionally evaluated by an arborist for proper trimming and care. The 2021 tree care evaluation and maintenance by Brightview Landscaping has already started and is expected to be completed soon. The scope of work should not cause disruptions to any regular business operations.

If you have any questions, concerns, or comments regarding tree care at Napa Valley Commons, please feel free to reach out to our Project Manager at Advanced Property Management, Johnathan Kaufman at 866-946-0800 x800 or by email at johnathan@advancedmgmt.com.



Board of Directors

Upcoming Board Meeting

Date: Thursday, February 11, 2021
Time: 11:00 a.m.

Location: Zoom Meeting Digital Conference. Zoom Board Meeting Access:

Connect to Meeting via Web:
<https://zoom.us/j/87456791215>

Connect to Meeting via Zoom App:
Meeting ID: 874 5679 1215

Connect by Telephone:
1-669-900-9128
Meeting ID: 874 5679 1215

Password: 118777

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

Board of Directors

Vacant
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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Stay Informed and Connect to Other Napa Valley Commons Businesses

We want to stay connected with you and keep our members and our tenants' businesses engaged with Napa Valley Commons. This newsletter reaches owners and a select number of contacts at the businesses in the Commons, but it does not always reach many of the employees and individuals that spend their days in the Commons. Please help us reach more of the people that are part of the Napa Valley Commons community by:



1. Sharing this newsletter with employees and coworkers
2. Providing our management company with the names and email contacts of individuals that can share out important information with employees (Human Resources, Division Heads, Key Managers)
3. Offering discounts through this newsletter on products and services to the Commons' businesses and the local workforce

Feature Your Business

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



When is a Design Review Required?

The Association's Design Guidelines govern the look and feel of the Napa Valley Commons and serve as a guide for the development and approval of new construction and exterior modifications.

It's important for owners to be aware that any exterior modifications or improvements to a building or to landscape must first be approved through the Design Review process.

Management and the Board continue to work to improve the Design Review process and have recently undertaken steps to allow for expedited approval of smaller items like tree removal and replacement.



The Design Guidelines can be found online in the *Documents* section of the online Owner Portal at www.napavalleycommons.com or can be requested through your Property Liaison, Dawn Friesen, dawn@advancedmgmt.com.

UPCOMING EVENTS



Check out the Vista Collina Events page at:

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

February 11, 2021 Board Meeting Agenda

Location: Zoom Conference Call

Call to Order – 11:00 a.m.

Property Owners Comment Forum

Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
- Architectural Applications

Financials

- Financial Statement as of December 31, 2020
- Delinquent Accounts
- CD Investments

Board Discussion/Response Required

- Board Resignation/Vacant Position
- Officer Assignments
- Payment Approval Assignment
- Napa Pipe Development – Catellus
- Projects in Process/Completed
 - Crosswalk/Sidewalk Installation
 - 2021 Tree Care
- POA Marketing Updates
- Architectural/Landscape/Signage Applications
- Proposals To Consider for Approval
- Property Owner Request(s)
- Next Open Board Meeting May __, 2021, 11:00 a.m.
- 86o Napa Valley Corporate Way

Board Review

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

Chris Waage
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