



The Grape Crusher

NAPA VALLEY COMMONS

November 2021

Leasing Focused— POA Marketing Video

We are excited to report on a project to produce a lease marketing tool for our property owners.

Building off the recently completed Crusher Video project, the Board approved the development of a video that focuses on marketing properties for lease. This video will highlight the variety of properties and industries in the corporate park, as well as the value of running a business in the beautiful Napa Valley Commons.

Production is under way and we expect to be able to share more following the February 2022 Board meeting.



Board of Directors

Upcoming Board Meeting

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

Zoom Meeting:

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

Napa Chamber of Commerce -132nd Annual Meeting and Awards Luncheon Hosted at the Meritage Resort and Spa

DATE: January 28, 2022

TIME: 11:30 AM - 1:00 PM

LOCATION: Meritage Resort, Ballroom

As President Circle Members of the Chamber of Commerce, we are happy to recommend owners and tenant businesses attend the Chamber's annual award event. We have secured a table sponsorship with ten seats for property owner and tenant business representatives. These are offered on a first come first serve basis. If you are interested in attending please contact our Management team's Relationship Manager, Chris Waage, chris@advancedmgmt.com.

Seat are also available through the Chamber of Commerce: business.napachamber.com/events/



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www.advancedmgmt.com

General Inquiries:
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(866) 946-0800 x89

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(866) 946-0800 x83

Seasonal Events

As we enter late fall and winter, the Meritage and Vista Collina have many exciting events scheduled, so many we can't list them here. Everything from Thanksgiving Brunch, The Annual Tree lighting, Carolers, Retreats, their New Year's Eve Celebration, and much more for you and the family.

Check out their full calendar at <https://www.meritagecollection.com/vista-collina/special-events/>

Pedestrian Improvements - Sidewalks

Along with the recent crosswalk installations in the business park, the Board of Directors are continuing to review additional pedestrian improvements. Project planning is currently underway for the installation of additional sidewalks within the business park.

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

Feature Your Business

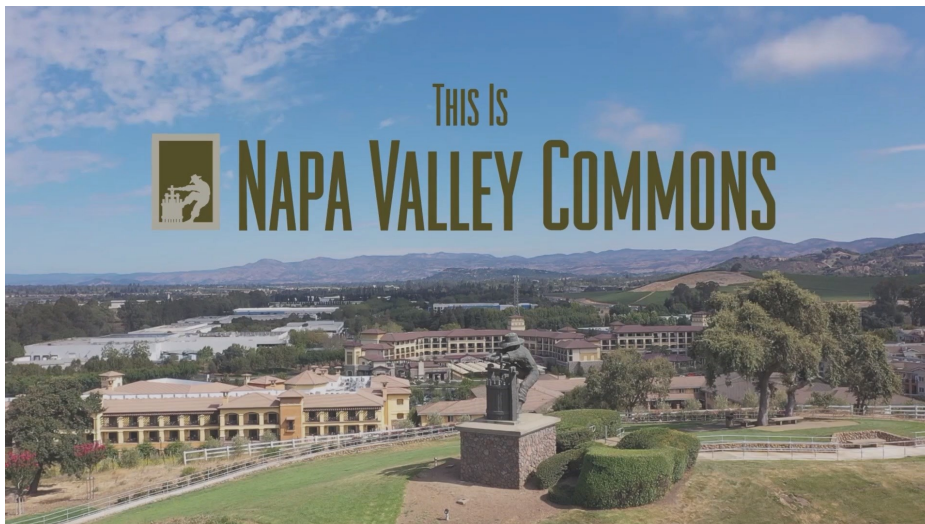
We love to share and highlight the unique and hardworking businesses that are in our community. If you're interested in having a feature article on your business included in The Grape Crusher newsletter please contact Chris Waage, chris@advancedmgmt.com to set up a time to share your story.

Stay Informed and Connect to Other Napa Valley Commons Business

We want to stay connected with you and keep our members and tenant business engaged with the 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:

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

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



November 11, 2021 Board Meeting Agenda

Call to Order – 11:00 a.m. by Zoom Conference Call

Property Owners Comment Forum

Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
- Architectural Applications
- CD Investments

Approval of Minutes

- Annual Meeting and Open Board Meeting Minutes August 12, 2021

Financials

- Financial Statement as of September 30, 2021 (2nd QTR)
- Delinquent Accounts

Board Discussion/Response Required

- Chamber of Commerce Annual Event
- Projects in Process/Completed
 - PG&E Repairs
 - Sidewalk Installation
 - 2022 Annual Tree Care
- POA Marketing
- Eucalyptus Tree Wind Screen, Basalt Road
- Architectural/Landscape/Signage Applications
 - Catellus/Napa Pipe Development
 - 2600NVCD, Filtration System
- Proposals to Consider for Approval
- Property Owner Request(s)
- Open Board Meeting February __, 2021, 11:00 a.m. Location TBD

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
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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