



The Grape Crusher

NAPA VALLEY COMMONS

August 2022

Please Return Your Election Ballot

Property owners received their annual election ballots last week. There are three director candidates for three open positions, making the outcome of the election known. However, to meet the election requirements, the Association still needs a quorum of votes to complete the election process. Please return your ballot as soon as possible so the Association can complete the election process and avoid the additional cost of re-mailing ballots. The deadline to submit ballots is August 26, 2022.



Annual Meeting

A special meeting to complete the election and announce the results of the balloting will be held on Thursday, September 1, 2022, at 11:00 am, via Zoom. If you need assistance in submitting your ballot, please contact our Relationship Manager, Chris Waage, chris@advancedmgmt.com.

New Lease Marketing Video Resources

We're excited to share with Napa Valley Commons property owners two new video marketing projects that lend support to leasing efforts. Each video features an interview with a successful company that has made Napa Valley Commons their home.

The first video is an interview with world-famous Chef Thomas Keller, and highlights the Thomas Keller Restaurant Group's leased spaces on LaTour Ct. that house their laundry operations, K&M Chocolates factory, and the corporate office of Cup-4-Cup flour. This video is a great resource for a potential tenant that is a well-established company looking to consolidate its operations at a location that provides great accessibility to both the Napa Valley and the Bay Area.

The second video shares the success story of 707 Embroidery Zone, the Napa Chamber of Commerce 2018 Member of the Year; telling the story of the 707 Embroidery Zone family. This video is a great resource for prospective tenants who are looking to expand their operations into a larger space. It helps small business owners dream big and encourages them to find a great space in Napa Valley Commons to help them grow.

We hope that both videos prove to be a great resource for Napa Valley Commons owners as you fill your spaces with outstanding tenant businesses.

The videos are easily accessed on the Association's website from the leasing information page: <https://www.napavalleycommons.com/leasing-info/>

Board of Directors

Upcoming Board Meeting

Date: Thursday, August 11, 2022
Time: 11:00 a.m.

Upcoming Annual Meeting

Date: Thursday, September 1, 2022
Time: 11:00 a.m.

Zoom Meeting:

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

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



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(866) 946-0800 x89

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Accounting@advancedmgmt.com
(866) 946-0800 x83

Drought Effects on the Napa Valley Commons

With the State's ban on turf watering for commercial and industrial properties, you may start to notice some areas browning within the Napa Valley Commons. While the majority of the irrigation water for the Commons has been converted to reclaimed water, there remain some areas and privately-owned lots that continue to use potable water. The Association's landscape contractors have been instructed to comply with the State's ban on turf watering within the Association's maintenance easements, and wherever potable water is in use. Overall this should be minimal as most of the easement areas have all been converted to reclaimed water, which has yet to be restricted for irrigation use.

Landscape Frontage Issues - Who to Contact?

The Association is responsible for the landscape maintenance along Napa Valley Commons street frontage. This landscape responsibility is defined by easements and extends between 20-35 feet from the street depending on the location. Beyond these easements, owners are responsible for all of the landscaping on their private lots. If you notice any issues along the street frontage including excessive weeds, dead lawns, or broken irrigation please reach out to the Association's Property Liaison, Dawn Friesen at dawn@advancedmgmt.com or 866-946-0800 x89. Thank you for your support in assisting in the quality maintenance of the Napa Valley Commons.

Community Developments - Napa Pipe

The community-at-large is excited as the Napa Pipe project continues to move forward, a neighboring mixed-use development. As you may already know, the two primary entrances to this development intersect with the Napa Valley Commons business park. Kaiser Road will be one entrance, where planning for a roundabout at the intersection of Basalt and Kaiser roads is under review. The second entrance will be at the entrance of Anselmo Court and Napa Valley Corporate Drive. Current plans anticipate this intersection to have signal lights installed, which will be a welcome improvement to the ever-increasing vehicular traffic.

Napa Valley Commons is working closely with the developer regarding these intersections. To help accommodate the anticipated increase in pedestrian traffic, the Board of Directors has negotiated with the developer to install single-sided sidewalks exiting from Anselmo Court, wrapping around the Venture Commerce property, and ultimately connecting to the newly installed crosswalk at Bordeaux Way. Additionally, the developer has agreed to a financial contribution of \$75,000 toward future sidewalk improvements in the community.

We look forward to these improvements and we'll continue to provide updates as the project progresses.

Feature Your Business

We love to share and highlight the unique and hardworking businesses 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.



UPCOMING EVENTS AT VISTA COLLINA

Check out the Vista Collina Events page at:

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

August 11, 2022 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

Approval of Minutes

- Board Meeting Minutes May 12, 2022

Financials

- Financial Statement as of June 30, 2022—FYE
- Delinquent Accounts

Board Discussion/Response Required

- 2022-Landscape Maintenance Contract
- Projects in Process/Completed
 - Crosswalk/Sidewalk Update
 - Napa Pipe Development
- Proposals To Consider for Approval
- 2022-23 - Insurance Policy Renewals to Ratify
- Video/Chamber - Marketing Update
- Property Owner Request(s)
- Next Annual Membership - September 1, 2022, 11:00 AM via Zoom
- Open Board Meeting November 1, 2022, 11:00 a.m., 860 Napa Valley Corporate Way, Suite O

Board Review

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

Close Board Meeting

September 1, 2022 Annual Meeting Agenda

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

Annual Meeting Items

- Establish and Verify a Quorum
- Appoint Inspector of Elections
- Ballot Report
- Election Results
- Office Assignments

Property Owners Comment Forum
Close Annual Membership 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
1-866-946-0800 ext. 806
chris@advancedmgmt.com

Jay Spangenberg
Principal—Assistant Relationship Manager
1-866-946-0800 ext. 88
jay@advancedmgmt.com

Dawn Friesen
Owner Liaison—Customer Service Contact
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Denise Babich
Accounting
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