



The Grape Crusher

NAPA VALLEY COMMONS

February 2022

Napa Chamber of Commerce -132nd Annual Meeting and Awards Luncheon (DELAYED)

With December and January's rise in COVID-19 cases and safety at the forefront of people's minds, the Napa Chamber of Commerce delayed its 132nd Annual Meeting and Awards Luncheon. The Chamber has announced that the event will be rescheduled for February.

DATE: TBA

TIME: 11:30 AM - 1:00 PM

LOCATION: Meritage Resort, Ballroom

The Napa Valley Commons has secured a table sponsorship with ten seats for property owner and tenant business representatives. We still have a few available seats for the rescheduled event. These are offered on a first come first serve basis. If you're interested in attending please contact our Management team's Relationship Manager, Chris Waage, chris@advancedmgmt.com.

Pedestrian Improvements - Sidewalks

Along with the recent crosswalk installations in the business park, the Board of Directors is 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.

New Tenants? Please Let Us Know

As tenants change in the corporate park it is important to let the Property Owners Association (POA) know, and provide contact information for the new tenant. This helps to keep the POA website directory at www.NapaValleyCommons.com up to date, and ensures we have the most up to date contact information in case there is an urgent maintenance matter that needs to be communicated. Please let us know of any changes in tenant businesses.

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.

Board of Directors

Upcoming Board Meeting

Date: Thursday, February 10, 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

Garett Busch
Pacific Hospitality Group
Director



1-866-946-0800
www.napavalleycommons.com
www.advancedmgmt.com

General Inquiries:
dawn@advancedmgmt.com
(866) 946-0800 x89

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

Leasing-Focused—POA Marketing Video

In our last newsletter we announced efforts to produce a leasing-focused video that would 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. This project is coming close to completion and will be reviewed at the February 10, 2022 Board meeting. We're excited to share the final version with property owners soon for your use in marketing your properties.



Tree Care Project

Numbering more than 1,000, our community's 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.



Trees that are within the Association's maintenance easement are evaluated by an arborist for proper trimming and care each year. The 2022 tree care evaluation and maintenance is nearing completion by Monarch Tree Service. 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.

Owner Tree Care Reminder

We encourage owners to routinely inspect and care for the trees within your lot that are outside the Associations' easements. If you're unsure which trees fall within your responsibility versus those cared for by the Association, please feel free to contact us and we can schedule a time to review the trees with you or share the easement information for your review.

How to Keep Your Business Information Current on Our Website

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. Like all websites, it needs to be kept up to date and include key details about the businesses it represents.

To better feature your business, please provide pictures, video, or text descriptions that help highlight the wonderful value that your organization brings to the Napa Valley. If you have media that you can share with us to help highlight your business on the Association website, please reach out to our Relationship Manager, Chris Waage, chris@advancedmgmt.com with any resources you can share.



February 10, 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 November 11, 2021

Financials

- Financial Statement as of December 31, 2021
- Delinquent Accounts
- CD Investment—CDARS Account Setup

Board Discussion/Response Required

- Landscape Maintenance Updates
- Projects in Process/Completed
 - Crosswalk Installation
 - Sidewalk Planning
 - 2022 Tree Care
- Marketing Video Update
- Chamber Annual Event Delayed
- Website – ADA Service Offer
- Architectural/Landscape/Signage Applications
- Proposals To Consider for Approval
- Property Owner Request(s)
- Next Open Board Meeting May __, 2022, 11:00 a.m.
- 860 Napa Valley Corporate Way, Suite O

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
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
1-866-946-0800 ext. 89
dawn@advancedmgmt.com

Denise Babich
Accounting
1-866-946-0800 ext. 804
accounting@advancedmgmt.com

www.advancedmgmt.com