



# The Grape Crusher

# NAPA VALLEY COMMONS

May 2022

## Community Developments - Napa Pipe

The community at large is excited as the Napa Pipe project continues to move forward, a neighboring mixed-used 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 include installation of signal lights at this intersection 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 towards future sidewalk improvements in the community.

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

## Leasing Reminder: Signs Require Approval

When marketing a property for lease, the POA encourages you to utilize a highly visible leasing sign.

However, to avoid having to remove an unapproved sign, please submit an application and get approval prior to installation.

The requirements and specifications for leasing signs are outlined in the Association's Master Sign Program and require approval by the Board prior to installation (refer to Master Sign Program in Section 4, "Commercial Use").

If you'd like to install a sign, reach out to the APM team for more information on the sign program and the required application.



## Board of Directors

### Upcoming Board Meeting

Date: Thursday, May 12, 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](http://www.napavalleycommons.com)  
[www.advancedmgmt.com](http://www.advancedmgmt.com)

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

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

## Napa Chamber of Commerce - Connect + Collaborate

We've worked with the Napa Chamber of Commerce to build greater awareness of the Napa Valley Commons within the business community. The Napa Chamber of Commerce's vision is clear—to "Connect, Collaborate, and Engage".

As pandemic restrictions have reduced, the Chamber of Commerce has restarted many of their regular in-person activities and events. On behalf of the Napa Valley Commons and its businesses, our APM management team has returned to an active role in attending these events; they've been excited to meet several Napa Valley Commons business owners. We encourage other businesses to take advantage of these great local networking events. Upcoming Chamber of Commerce events include:

- May 6, 2022 - Leads Over Lunch at NapaSport Steakhouse
- May 19, 2022 - Business After Hours at Oxbow Market

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

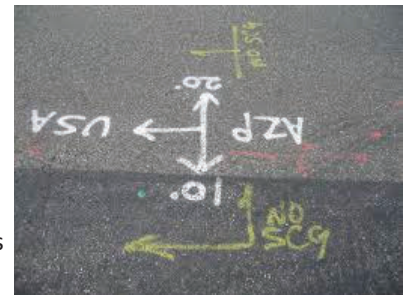
## Feature Your Business

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.

## Call Before you Dig (U.S.A. Markings)

When making any underground repair, completing landscape renovations, and when undertaking new developments, it's essential that you arrange for Underground Service Alert (USA) markings to identify underground utilities before you dig.

Depending on the project, digging without first checking for underground services can result in damage to your services, neighboring building services or the common area services. USA North 811 coordinates service providers to mainstream the marking process. Often markings can be done within 2 days' notice. **Before you dig, call 811 or visit [www.usanorth811.org](http://www.usanorth811.org)**



## 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. [Dawn@advancedmgmt.com](mailto:Dawn@advancedmgmt.com) 866-946-0800 x89. Thank you for your support in assisting in the quality maintenance of the Napa Valley Commons.

## UPCOMING EVENTS AT VISTA COLLINA

Check out the Vista Collina Events page at:

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

# May 12, 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 February 10, 2022

### Financials

- Financial Statement as of March 31, 2022—2nd Qtr.
- Delinquent Accounts
- CD Investments

### Board Discussion/Response Required

- 2022-23 Operating Budget
- Landscape Maintenance Updates/Concerns
- Projects in Process/Completed
  - Crosswalk/Sidewalk Update
  - Landscape Mulch Refresh – County Campus
- Marketing Video Update – Thomas Keller Interview
- 2022 Annual Meeting – Director Election
- Architectural/Landscape/Signage Applications
- Proposals To Consider for Approval
- Property Owner Request(s)
- Next Annual Membership and Open Board Meeting August \_\_, 2022, 11am
- 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](mailto:chris@advancedmgmt.com)

Jay Spangenberg  
Principal—Assistant Relationship Manager  
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[jay@advancedmgmt.com](mailto:jay@advancedmgmt.com)

Dawn Friesen  
Owner Liaison—Customer Service Contact  
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Denise Babich  
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