



The Grape Crusher

NAPA VALLEY COMMONS

April 2023

Tree Care Project – Annual Care

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 resulted in extensive tree trimming work and was completed by Monarch Tree Service.



Tree Removal – Storm Damage



During the many storms of 2022/23 the Association lost 10 of the very large and mature Eucalyptus trees along the western border between Napa Valley Common and the Napa Pipe site. The good news is that the damage was very limited. The fallen trees have been removed.

Owner Tree Care Reminder

We encourage owners to routinely inspect and care for the trees within your lot that are outside the Association's easements. Many property owners along the western boundary of Napa Valley Commons and the Napa Pipe site have very large Eucalyptus trees on their property that they are responsible for. 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.

Pedestrian Improvements - Sidewalks

The Board of Directors is continuing to review additional pedestrian improvements. Project planning, survey work and construction drawings are currently underway for the future installation of additional sidewalks within the business park.



Upcoming Board Meeting

Date: Thursday, April 20, 2023
Time: 11:00 a.m.
Location: 860 Napa Valley Corporate Way, Suite O, with option to join via Zoom video conference call.

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

Interested in Serving on the Association Board?

Included with this newsletter is a Statement of Candidacy request for Board Candidate nominations. Each year the Association elects directors that serve a two-year term, providing leadership to the Association. Can you or a representative from your organization serve as a Director? We invite you to consider supporting your business community as a Director for the Napa Valley Commons. Candidate submissions must be submitted to the Association's Management Company, APM, by June 13, 2023. If you're able to help with any of these efforts, please email Chris Waage, our Relationship Manager at chris@advancedmgmt.com

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.

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; 866-946-0800 x89. Thank you for your support in assisting in the quality maintenance of the Napa Valley Commons.

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. The website features videos on Napa Valley Commons and some of the businesses within the Commons. 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.

Stay Connected—Website Owner Portal

Our owner portal is accessible from the home page of the Napa Valley Commons website at www.napavalleycommons.com. If you haven't had a chance to sign the Electronic Consent form, please contact Dawn Friesen with Advanced Property Management at dawn@advancedmgmt.com. Once the signed consent is received by the Association, you'll receive an electronic invitation to access the website along with your personal user ID and password. Also, if you have issues logging in, please contact Dawn.

Our website portal gives owners the ability for an owner to view current accounting information related to the property, to make assessment payments online, the option for an owner with multiple properties to utilize a single login, the ability to submit and track inquires and multiple types of work requests, a community calendar, a photo gallery, an extensive document library and more. For tenants, we also have a tenant portal so that tenants can track inquiries, view the community calendar, view local resources and more. For more information on signing up, please contact dawn@advancedmgmt.com.

April 20, 2023 Board Meeting Agenda

Call to Order – 11:00 a.m.

Property Owners Comment Forum

Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
- Architectural Applications

Approval of Minutes

- Open Board Meeting Minutes—February 2, 2023

Financials

- Financial Statement as of March 31, 2023—Q3
- Delinquent Accounts

Board Discussion/Response Required

- 2023-24 Annual Budget
- Annual Director Election, Appointment of Inspector of Election
- Projects in Process/Completed
 - Crosswalk/Sidewalk Update
 - Storm Damage/Eucalyptus Tree Failure Update
- Landscape Improvement Proposals
- Architectural/Landscape/Signage Applications
- Proposals To Consider for Approval
- Property Owner Request(s)
- Next Annual Membership— August 10, 2023; 11:00 AM

Board Review

- 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

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