



The Grape Crusher

NAPA VALLEY COMMONS

January 2023

Napa Chamber of Commerce -133rd Annual Meeting and Awards Luncheon

Thank you to the property owners and businesses that were able to join us for this special event. It was another great success for the local community celebrating many outstanding Napa businesses. The Napa Valley Commons was well represented at the event and has become a recognized name in the Napa business community.

This event marked the retirement of Chamber CEO Travis Stanley. Travis has been a great asset to the Chamber and the Napa Valley Commons, and has recommended marketing efforts to give greater recognition to the Napa Valley Commons. Following Travis' retirement, Jeni Hansen will be appointed as the new CEO for the Napa Chamber of Commerce. Already a veteran with the Chamber, Jeni brings a wealth of experience to the role. We look forward to continued collaborations with the Chamber as we pursue goals to create greater community awareness of the Napa Valley Commons and the important place it serves in the local business community.

The event featured wonderful videos that captured the stories of all of the award winners. Each video was crafted by 1700 Film, the team that has produced the Napa Valley Commons Crusher Story and Leasing Videos. We recommend you take the time to view these at: <https://napachamber.com/2022-annual-meeting-awards>

Tree Care - Property Owner Reminder

With the recent storms, tree care is an important reminder. We encourage owners to routinely inspect and care for the trees within your lot that are outside the Associations' easements. The trees cared for by the Association are limited to those within the landscape maintenance easement, which is only 20 ft from the curb in some places. Please reference the Association's easement map or contact the POA for assistance in determining the easements along your property lines—a time can be scheduled to review the trees with you.

Association Tree 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 2023 tree care evaluation and maintenance begins in Q1 of each calendar year and will be completed by Monarch Tree Service.

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.

Upcoming Board Meeting

Date: Thursday, February 2, 2023
Time: 11:00 a.m.
Location: Zoom Video Conference

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



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Power Crush Training Center, Our Napa Valley Commons Neighborhood Gym, Moves to a New Location

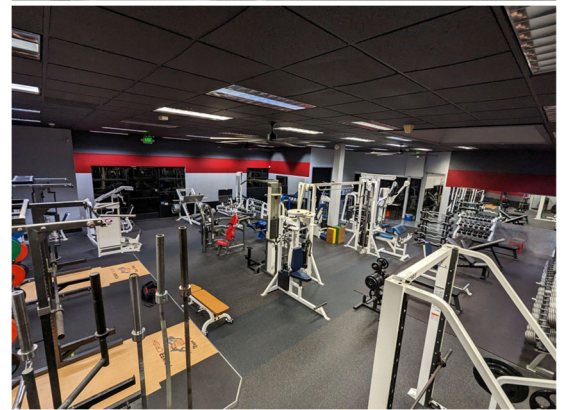
Once again, a New Year's resolution just got a little easier to fulfill with the Power Crush Training Center, Napa Valley Commons's resident strength training center. We had the privilege of introducing the gym to the Commons in early 2019. We're excited to share this unique business with you again, in their new location 841 Latour Ct. Suite B.

Just a few minutes spent in the gym and you quickly get the feeling that it's truly a local gym, the kind of place where people know each other and where community is built. The Napa local feel is made even more apparent by the gym's welcoming owner and founder Michael Koufos. A trainer and competitive powerlifter since 1991, Michael has been a key founder in the opening and operation of some of the large gyms in Napa. Power Crush is Mike's second home and obvious passion.

With a focus on powerlifting, the facility is packed with everything one would need to pursue their fitness goals. Those looking for a general workout can find a large variety of cardio, selectorized, and free weights, while those looking for a focused powerlifting experience can find an amazing array of specialized equipment including lifting platforms, competition bench presses, multiple squat racks, push sled, plyo boxes, and more functional training equipment.

Thinking of making this your new early morning, lunchtime or after work fitness location? The gym is self-accessible and entry is by a secure keytag entry system, so you can get in when you need to during the operational hours. The gym has highly-valued etiquette policies that each member agrees to abide by, keeping the space a professional, clean, and welcoming environment.

Get membership details and hours of operation at www.powercrushnapa.com or contact Michael at (707) 690-4185 or via email at info@powercrushnapa.com



Leasing-Focused 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 2, 2023 Board meeting. We're excited to share the final version with property owners soon for use in marketing your properties.

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.

February 2, 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 November 3, 2022

Financials

- Financial Statement as of December 31, 2022—Q2
- Delinquent Accounts

Board Discussion/Response Required

- Storm Damage/Eucalyptus Trees
- Design Guideline Update – Artificial Turf
- Chamber of Commerce Annual Luncheon
- Projects in Process/Completed
 - Crosswalk/Sidewalk Update
 - Napa Pipe Development
 - Landscaping / PG&E Trees Direction
- Architectural/Landscape/Signage Applications
- Proposals To Consider for Approval
- Property Owner Request(s)
- Next Annual Membership- February __, 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
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Jay Spangenberg
Principal—Assistant Relationship Manager
1-866-946-0800 ext. 88
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Dawn Friesen
Owner Liaison—Customer Service Contact
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