



The Grape Crusher

NAPA VALLEY COMMONS

May 2024

Meritage Resort and Spa Completes \$25 Million Renovation

Hello neighbors! We're thrilled to share some exciting news with you—The Meritage Resort and Spa has just unveiled its stunning \$25 million renovation! Nestled in the heart of Napa Valley, our resort has undergone a remarkable transformation, and we can't wait for you to experience it firsthand.



Here's a glimpse of what's new:

Luxurious Accommodations: Explore our newly redesigned guest rooms, featuring modern amenities and elegant touches inspired by the beauty of our vineyard surroundings.

Enhanced Dining Experiences: Indulge in an array of culinary delights at our revamped dining venues, including the refreshed Crush Lounge and Blend Café, and the new Ember Steak and Sora Napa tasting room opening this May.

Premier Facilities: Discover a world of relaxation and rejuvenation at Spa Terra, nestled in an underground cave beneath our Trinitas vineyard. With state-of-the-art amenities and a serene ambiance, it's the perfect place to unwind and pamper yourself.

Outdoor Oasis: Step outside and explore our lush grounds, complete with a chef's garden, al fresco dining, and even a brand-new coop for our resident chickens!

Next Board Meeting

Date: Thursday, May 23 2024
Time: 11:00 a.m.
Location: Zoom virtual meeting

Connect to Meeting via Zoom:
<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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Capital Improvements in Planning

Pedestrian Improvements - Sidewalks

The addition of pedestrian sidewalks has been a long-term goal for the Association and the Board of Directors is continuing to review additional pedestrian improvements. Currently, the Board of Directors is looking at phasing this project, prioritizing areas with the highest pedestrian traffic. Cost estimates are being prepared to determine how best to financially engineer this project. As these plans are formalized, further updates will be provided.



Median Landscape Design

Our trees in several median areas are approaching the end of their lifespan or showing signs of decay. The Association took steps over the last few years to develop a more appropriate plant pallet for our area and have landscape renovation designs completed for the medians.

There are four medians in total that will be 100% renovated; the two medians on Napa Valley Corporate Way and the first two medians turning onto Napa Valley Corporate Drive from Kaiser Rd. These four medians alone account for some 2,200 linear feet of landscape improvements.

We're happy to report that construction will soon be underway by Monarch Landscaping. We anticipate the project beginning in early May, with the entire median improvement process lasting about two months. For further questions related to this project, please contact APM project manager, Johnathan Kaufman at johnathan@advancedmgmt.com.

Special Video Marketing Opportunity

Over the last few years, Napa Valley Commons has produced video marketing tools for use by all of our property owner members, and tenant businesses. These videos started with "The Crusher Story", a video highlighting the history of the Grape Crusher Statue and its origins with our business park. Most recently, we produced two separate marketing videos to support the property owners in leasing. These videos separately shared success stories of small and large businesses who found their home in the Napa Valley Commons, and featured interviews with 707 Embroidery and acclaimed Chef Thomas Keller. These videos can be viewed on the Video page of the Napa Valley Commons Website. (<https://www.napavalleycommons.com/videos/>)

As we continue our video marketing efforts, we would like to extend a special shared marketing effort for businesses at Napa Valley Commons. The Board of Directors has approved the support and development of business-specific marketing videos. Napa Valley Commons will contribute its support through its video production partnerships and experience, along with a direct contribution of \$2,500 toward the production cost (approximately half of the production cost for a short marketing video). The final video will be available for use by the featured business as well as shared through the Napa Valley Commons website and through the Napa Chamber of Commerce.

This special opportunity is available for up to three businesses on a first-come basis. If you would be interested in participating or have questions about this special opportunity, please email Chirs Waage, our Relationship Manager at chris@advancedmgmt.com.

Entry Signs Cleaned

A few months ago, the Association completed the cleaning of entry signage along the streetscape. While this is normally an individual property owner's responsibility, the number of signs needing attention represented the majority of the Association. To take advantage of bulk cost savings, the Association completed a one-time cleaning of all entry signs fronting the public streets.

We ask that all owners give future attention to these signs to help ensure that our Association continues to be the premier business park in the City of Napa.

Board Meeting Agenda

May 23, 2024

Call to Order – 11:00 a.m.

Property Owners Comment Forum

Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
 - Syar Way, Foulk Civil Engineering, Survey, \$16,550.00
 - Visit Napa Valley, Associate Partner Membership, \$208.33
 - NVC, Long Electric #GR2024-01, Light Fixture Replacement, \$1,970.00
 - State Fund, Workers' Comp Insurance, \$1,309.72
 - NVC, Monarch #720265, Emergency Tree Removal, \$46,850.00
 - Monarch, Spring Irrigation Repairs
 - NVC, Monarch, Mulch Installation, \$2,000.00
- Architectural Applications

Approval of Minutes

- Open Board Meeting Minutes — January 19, 2024

Financials

- Financial Statement as of March 31, 2024 (3rd quarter)
- Delinquent Accounts

Board Discussion/Response Required

- 2024-25 Annual Budget
- Annual Director Election, Appointment of Inspector of Election
- Project Updates
- Sylar Road Tree Failures
- Median Renovation
- Pedestrian Improvements
- Street Light Repair
- Napa Pipe Development
- Marketing Activities
- Property Owner Request(s) — None
- Next Board Meeting - August __, 2024, 11:00 AM

Board Review

- Calendar
- General Correspondence
- 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:

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