



# The Grape Crusher

# NAPA VALLEY COMMONS

November 2023

## CHAMBER OF COMMERCE ANNUAL AWARDS LUNCH - Complimentary Seats Available to Napa Valley Commons

Napa Valley Commons is a President's Circle Member of the Napa Chamber of Commerce. Again this year we've purchased a table at the Annual Awards Luncheon to celebrate local business and help strengthen the Napa Valley Commons brand in the minds of the local business community.

The event will be held at The Meritage Resort and Spa on January 19, 2024 at 11:30 AM.

If you would like to attend, a limited number of seats are available at the Napa Valley Commons sponsored table. Please reach out to our Relationship Manager, Chris Waage, [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com) for more information.

## 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 Grapecrusher Stature and its origins with our business park.

Most recently, we produced two separate marketing videos to support property owners with leasing. These videos have shared success stories of small and large businesses who found their home in Napa Valley Commons, and feature interviews with 707 Embroidery and acclaimed Chef Thomas Keller. These videos can be viewed at [www.napavalleycommons.com/videos/](http://www.napavalleycommons.com/videos/).

As we continue our video marketing efforts, we'd 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're interested in participating or have questions about this special opportunity, please email Chris Waage, our Relationship Manager at [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com).

### Next Board Meeting

Date: Thursday, November 9, 2023  
Time: 11:00 a.m.  
Location: 860 Napa Valley Corporate Way, Suite O, with option to join via Zoom video conference call.

**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*



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

## Happenings in the Napa Valley Commons

### Five Town Grocery - Special Napa Valley Commons Lunch Discount

As an additional Napa Valley Commons benefit, we want to share with you a special discount for Napa Valley Common businesses. The Fivetown Grocery at the Meritage has set up a 15% discount for local businesses within the Napa Valley Commons. On your next lunch break, head to Fivetown Grocery for a cold drink, custom sandwich, or make your own salad. Mention this local's only discount at checkout for 15% off.

### Merry Meritage Holiday Ice Rink & Winter Village at The Meritage Resort and Spa

Napa's favorite holiday tradition, The Meritage Resort and Spa's annual tree lighting ceremony, is being held on Saturday, November 18. Gold Medalist, Kristi Yamaguchi will make a special appearance, and Snoopy and friends will delight on the ice. Santa Claus, along with a menagerie of holiday characters, will be strolling around The Village spreading holiday cheer and the evening will culminate with a LIVE musical performance. This iconic community event is complimentary.

Dash away to Napa's favorite holiday tradition! The Meritage Resort and Spa Ice Rink is back from November 17 through January 7. Skate on real ice, cozy up and sip champagne in a VIP igloo, toast marshmallows rink-side at a family-fun s'mores fire pit, delight in a nightly tree-lighting ceremony that culminates with guaranteed snow, savor a series of curated culinary experiences, listen to Santa read at his week-end story times, and ho-ho-ho much more. Reserve now at <https://www.meritageresort.com/holiday-ice-rink>

## How to Keep Your Business Information Current on Our Website

The POA's website, [napavalleycommons.com](http://napavalleycommons.com), provides key information about the property and its businesses and is 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](mailto:chris@advancedmgmt.com) with any resources you can share.

## Landscape Frontage Issues - Who to Contact?

In the past year, the Association brought on Monarch Landscape as the new contractors for routine landscape maintenance. Any time a new company starts on the property, there's a learning curve and this results in occasional items that need correction.

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/items needing correction 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 our property.



# Board Meeting Agenda

## November 9, 2023

**Call to Order** – 11:00 a.m.

### Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
  - NVC, Long Electric #TL2023-10, Lighting Replacement, \$1,896.00
  - NVC, Monarch, Irrigation Repair, \$1,045.00
  - NVC, Monarch, Irrigation Valve Replacement, \$550.00
  - NVC, Monarch, Irrigation Valve Replacement, \$700.00
  - NVC, Monarch, Sod Installation, \$2,760.00
  - 871LC, Monarch, Tree Removal, \$4,920.00
  - NVC, Monarch, Irrigation Repair, \$970.00
  - NVC, Monarch, Irrigation Repair, \$968.00
  - NVC, Monarch, Coupler Replacement, \$185.00
  - LC, Monarch, Main Line Repair, \$1,260.00
  - NVC, Monarch, Irrigation Repair, \$435.00
  - NVC, Monarch, Backflow Testing, \$698.75
  - CPA e-file Tax Payments
- Architectural Applications

### Approval of Minutes

- Open Board Meeting Minutes—August 10, 2023

### Financials

- Financial Statement as of September 30, 2023—FYE
- Delinquent Accounts

### Board Discussion/Response Required

- Project Updates
  - Sidewalks Improvements
  - Napa Pipe Development
  - Street Median Landscape
- Lighting Maintenance
- 2024 Annual Tree Care
- Annual Chamber Event - January 19, 2024
- Landscape Rodent Prevention Contract
- Backflow Inspections - Repair/Replacement
- Property Owner Request(s)
- Next Open Board Meeting, February 2024, 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](mailto:chris@advancedmgmt.com)

Jay Spangenberg

Principal—Assistant Relationship Manager

1-866-946-0800 ext. 88

[jay@advancedmgmt.com](mailto:jay@advancedmgmt.com)

Dawn Friesen

Owner Liaison—Customer Service Contact

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Denise Babich

Accounting

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