



# The Grape Crusher

# NAPA VALLEY COMMONS

February 2025



## 135th ANNUAL MEETING & AWARDS LUNCHEON

Meritage Resort and Spa in the Meritage Ballroom  
Friday, February 28, 2025

Each year Napa Valley Commons strives to promote local partnership and collaboration for its members and the local business community through its engagement in the Napa Chamber of Commerce and Visit Napa Valley.

We look forward to the Napa Chamber of Commerce Annual Awards Luncheon on February 28 as a wonderful event with great networking opportunities. It's also an event that recognizes business leaders and diligent workforce within the Napa Valley.

We encourage all that are interested in local business collaboration to attend this outstanding event. Tickets can be purchased on the Napa Chamber of Commerce website: <https://business.napachamber.com/events>

## Eucalyptus Tree Removal Update

Along Riversound Way (previously Syar Road) there are two staggered lines of mature eucalyptus trees. About half of these trees are planted in the Association's landscape maintenance easement, primarily the front row closest to the street. Over the last few years, more than 30 of these trees have failed during storms, causing significant damage. Last winter alone, 22 of the eucalyptus trees fell. Fortunately the trees fell in the direction of the undeveloped Napa Pipe project, avoiding people, vehicles, and buildings and thus causing less damage than what could have been.

With the goal of reducing liability, now that the Napa Pipe project is actively being developed and has vehicle and pedestrian movement, the Board has proactively approved the removal of the 58 remaining eucalyptus trees in the Association easement.

The Association's management company conducted a competitive bid process, which was ultimately awarded to a highly qualified low bidder, Astro Green Ventures. The project to remove the trees is well underway, with about 30 trees already removed.



## Next Board Meeting

Date: Thursday, February 13, 2025

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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(866) 946-0800 x83

## Sidewalks - Pedestrian Improvements

Planning is well underway to continue improving pedestrian infrastructure through the installation of sidewalks. The current priority is to install sidewalks that will connect existing sidewalks and crosswalks, eventually expanding out through the rest of the business park. To that end, at the November 2024 board meeting, the board of directors reviewed proposals and ultimately approved the installation of sidewalks extending from the crosswalks at the Bordeaux Way/Napa Valley Corporate Drive intersection, up to the Vista Point roadway entrance. With final site inspections underway, we anticipate this project breaking ground around April or May of 2025.

## Annual 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 2025 tree care evaluation and maintenance will begin in the first quarter of the 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](mailto:johnathan@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](mailto:chris@advancedmgmt.com), to set up a time to share your story.

## New Tenants? Please Let Us Know

As tenants change in the corporate park it is important to let the POA know, and provide contact information for the new tenant. This helps to keep the POA website directory at [www.NapaValleyCommons.com](http://www.NapaValleyCommons.com) up to date and ensures we have the most up to date contact information in cases where an urgent maintenance matter arises that needs to be communicated. Please let us know of any changes in tenant businesses by contacting us at [support@advancedmgmt.com](mailto:support@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 Chris Waage, [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com).

# Board Meeting Agenda

## February 13, 2025

**Private Executive Session**—11:00 a.m.

**Call to Order** – Immediately Following Executive Session

**Property Owners Comment Forum**

**Consent Agenda (to Ratify)**

- Proposals Approved Under Delegated Authority

**Approval of Minutes**

- Open Board Meeting Minutes — November 14, 2024
- Executive Session Meeting Minutes — November 14, 2024

**Financials**

- Financial Statement as of September 30, 2024 (1 Qtr)
- Delinquent Accounts

**Board Discussion/Response Required**

- CC&R Spot Amendment – Election Results
- Active Project Updates
  - Sidewalk Improvements
  - Proactive Eucalyptus Tree Removal
  - Median Renovation Update
  - Napa Pipe Development
- Architectural Input – County of Napa, Paint Palette
- Owner Communication Requiring Board Review
- Next Open Board Meeting – May \_\_, 2025, 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:

Chris Waage  
Principal—Relationship Manager  
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Jay Spangenberg  
Principal—Assistant Relationship Manager  
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