



The Grape Crusher

NAPA VALLEY COMMONS

May 2025

2025 Director Election Nominations Now Open

We're excited to remind you about the upcoming opportunity to be a candidate for our annual director election, tentatively scheduled for August 14, 2025. This year, there are two open positions that you can help fill!

Any member-owner can nominate an officer, employee, or agent as a candidate. If you're interested in running or know someone who would be a great fit, please ensure that the nominee completes and submits the Statement of Candidacy, which was sent to all owners on April 9th. If you need to request a Statement of Candidacy, reach out to Dawn Friesen at support@advancedmgmt.com.

Candidate Nomination Deadline: May 31, 2025

Submit nominations to:

Inspector of Elections
c/o Advanced Property Management
P.O. Box 23743
Pleasant Hill, CA 94523



You can also send nominations to our Association's Relationship Manager, Chris Waage, at chris@advancedmgmt.com.

We encourage you to participate in this important process and help shape the future of our community!

Stay Safe: Are You Considering Security Updates?

The Association values your safety and wants to address recent reports of increased minor crimes and loitering in our community. Your peace of mind is a priority, and the Association encourages you to take proactive security measures on your lots.

While the Association cannot provide security services on private properties, efforts to enhance security are encouraged and supported. However, keep in mind that any security additions that may visually impact the property need review and approval prior to installation. Thankfully, many solutions, such as security cameras, can be installed without altering the aesthetic of your lot.

A highly recommended option is Flock Security, which offers a range of systems, including solar-powered cameras. For more information, visit www.flocksafety.com.

If you have questions about improving security on your lot, please contact our Relationship Manager, Chris Waage, at chris@advancedmgmt.com

Next Board Meeting

Date: Thursday, May 8, 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



1-866-946-0800
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www.advancedmgmt.com

General Inquiries:
dawn@advancedmgmt.com
(866) 946-0800 x89

Accounting:
Accounting@advancedmgmt.com
(866) 946-0800 x83

Chamber of Commerce Events



Napa Valley Commons takes an active role in local business as a President's Circle member of the Napa Chamber of Commerce.

With the goal of promoting Napa Valley Commons as the premier corporate park in the City of Napa, our team regularly attends chamber events to share information. Most recently, we were able to network with local business leaders at an event hosted in the eclectic "Feast It Forward" event space.

We encourage our members to take advantage of these event opportunities as well, by registering through the Chamber of Commerce or attending as a Napa Valley Commons guest.

If you're interested in attending future events, please contact our Relationship Manager, Chris Waage, chris@advancedmgmt.com.

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, the Board of Directors has awarded a contract for this initial phase to Ghilotti Construction. APM is actively working with them to determine scheduling, which we anticipate to start early this summer.

This project will include the installation of sidewalks extending from the crosswalks at the Bordeaux Way/Napa Valley Corporate Drive intersection, up to the Vista Point roadway entrance.

Proactive Eucalyptus Removal

As previously announced, the eucalyptus trees along Riversound Way, previously Syar Road, have been prone to failure in recent years. With the area now being developed and to eliminate the liability of trees falling on pedestrians or hardscape infrastructure, the Association took the proactive steps of removing the eucalyptus trees that fall within the Association's landscape maintenance easement. This project has now been completed. With a few eucalyptus trees remaining within individual lot owners property lines, the Association encourages lot owners to take proactive steps and consult an arborist to either properly trim the trees to reduce risk of failure or to remove the trees entirely.



Local Business Services Highlight

As part of our efforts with the Napa Chamber of Commerce, we strive to highlight local business collaboration that can benefit and provide services to the businesses at the Napa Valley Commons.

Napa Local boosts local business growth by offering essential no-cost support. They enhance visibility with Instagram features and plan expansions via newsletters and ads. By providing marketing content like photos and videos, they help businesses succeed. Their six-month coaching program strengthens operations. Napa Local fuels economic and cultural community progress. Find out more:

Napa Local: <https://www.instagram.com/napalocal/>
Meetup: <https://www.napalocal.org/>

Board Meeting Agenda May 8, 2025

Private Executive Session—11:00 a.m.

- Private Owner Hearing—Reimbursement Assessment

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 — February 13, 2025

Financials

- Financial Statement as of March 31, 2025 (3rd Qtr)
- Delinquent Accounts

Board Discussion/Response Required

- 2025-26 Annual Proforma Budget
- Annual Director Election, Appointment of Inspector of Election
- Active Project Updates
 - Sidewalk Improvements
 - Eucalyptus Tree Removal
 - Napa Pipe Development
- Marketing Activities Updates
- Owner Communication Requiring Board Review
- Next Open Board Meeting – August __, 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

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

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Denise Babich

Accounting

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