



The Grape Crusher

NAPA VALLEY COMMONS

February 2026

Napa Chamber of Commerce -136th Annual Meeting and Awards Luncheon

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 this wonderful event with its good networking opportunities. It's also a great opportunity to recognize the business leaders and diligent workforce of the Napa Valley. Napa Valley Commons supports the luncheon with Board and management representatives.

Congratulations to this year's award winners:

Small Business of the Year:	Heritage Eats
Large Business of the Year:	Oxbow Public Market
Sustainable Business of the Year:	Domaine Carneros
Spirit of Hospitality:	Jeff Durham, Gentleman Farmer Wines
Distinguished Member of the Year:	Wine Down Media
Ambassador of the Year:	Janise Dawson
Community Benefit Organization of the Year:	ALDEA Children and Family Services
Citizen of the Year:	Paul W. Hicks

Are You Considering Safety Updates?

We value your safety and want to address recent reports of increased minor crimes and loitering in our community. Your peace of mind is a priority for us, and we encourage you to take proactive security measures on your lots.

While the Association cannot provide security services on private properties, we support your efforts to enhance security. Any security additions that may visually impact the property need Board review and approval. Thankfully, many solutions, such as security cameras, can be installed without altering the aesthetic of your lot.

A highly recommended option is Flock Safety, 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, February 12, 2026

Time: 11:30 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

Edward Pike III
President

Monique Scott
Vice President

Steven Lederer
Secretary

Garett Busch
Director

Vacant
Director



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Supporting Innovation and Community: Napa Valley Chamber Event with LabStart



The Napa Valley Commons Property Owners Association would like to highlight a recent community event hosted by the Napa Valley Chamber of Commerce in partnership with LabStart, a nonprofit organization dedicated to helping early-stage entrepreneurs turn innovative ideas into viable businesses. Napa Valley Commons was invited to attend this community-focused event.

LabStart's mission centers on supporting local founders through mentorship, education, and access to critical resources—particularly for individuals and startups that may not otherwise have an easy path into the business ecosystem. By focusing on innovation, workforce development, and equitable access to opportunity, LabStart helps strengthen local economies from the ground up.

These efforts are especially meaningful in Napa Valley, a region known not only for its world-class wine and hospitality industries, but also for its growing interest in sustainability, technology, and creative enterprise. Organizations like LabStart play an important role in fostering new ideas that can complement and enhance Napa Valley's existing industries, while also creating opportunities for residents, small businesses, and future generations.

The Napa Valley Chamber of Commerce's collaboration with LabStart reflects a shared commitment to community-focused economic development—one that values innovation, inclusivity, and long-term regional vitality. Events like this help connect local professionals, entrepreneurs, and community members, reinforcing Napa Valley's reputation as a place where collaboration and forward-thinking ideas can thrive.

Association 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 2026 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.

Board Meeting Agenda: February 12, 2026

Open Meeting Call to Order—Immediately Following Executive Session

Property Owners Comment Forum

Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
 - CPA Engagement and Tax Return
 - Long Electric, Light Repairs, \$1,090.00
 - Monarch, Main Line Repair, \$1,960.00

Approval of Minutes

- Open Board Meeting Minutes – November 13, 2025
- Executive Session Meeting Minutes – November 13, 2025

Financials

- Financial Statement as of December 31, 2025, 2nd Qtr.
- Delinquent Accounts

Board Discussion/Response Required

- Vacant Board Position
- Officer Assignments
- Active Project Updates
- Sidewalk Improvements
- Entry Landscape Renovation
- Tree Care
- Napa Pipe Development
- Chamber/Visit Napa Valley Engagement
- Owner Communication Requiring Board Review
- Next Open Board Meeting – May __, 2026, __: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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