



THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

UPCOMING ANNUAL MEETING & BOARD MEETING

The Annual Meeting, followed by a regular Board Meeting will be held on Wednesday, July 8, 2015, 11:00 a.m. at The Meritage Resort and Spa, 875 Bordeaux Way. All property owners are welcome!

MERITAGE RESORT PLANS MAJOR EXPANSION



Meritage Commons

WATG | MERITAGE COMMONS
designing destinations | NAPA VALLEY

Owners of The Meritage Resort and Spa in south Napa recently presented a design proposal to the city's Planning Commission for a 134-room expansion on 9.3 acres across Bordeaux Way from their existing hotel. The expansion project is called "Meritage Commons."

In addition to the hotel, the owner has proposed a multi-use event center with an outdoor lawn area, tasting rooms, demonstration kitchen, and a market for hotel guests. The project would also add a wellness spa, expanded fitness space, several pools, and eventual enhancements to the current hotel.

The Meritage Resort already has 322 rooms, plus access to 180 timeshares at the adjacent Vino Bello Resort. The hotel currently sits on 300,000 square feet; the proposed addition would add about 170,000 square feet.

Pacific Hospitality Group, which owns the Meritage, purchased the land in December 2012 from LBA. The company says more rooms are needed to satisfy the resort's growing client base, which includes conference guests using the hotel's meeting rooms.

See the full Napa Valley Register article at <http://tinyurl.com/pretu3u> for more information.

NEW VISION FOR VISTA POINT PARK AND CALTRANS RIGHT OF WAY (ROW)



Napa Valley Commons is located at one of the key entrances to the Napa Valley. The Board of Directors retained WATG to create a new vision to enhance Vista Point Park and the adjacent Caltrans ROW. With the proposed highway connection of Highway 12 and Highway 221 underway, the opportunity arises to enhance this special public park space in conjunction with the adjacent Caltrans ROW. This vision concept design is the result of field visits and documentation of opportunities, strategic view analysis, and various internal design workshops. WATG presented the latest draft of the vision at the April Board Meeting. It is a very exciting

project for Napa and the POA. A lot of work has been done to vet the vision with City of Napa, County of Napa and State officials. So far we have received 100%+ support for the vision. The vision is to transform the principal gateway to the Napa Valley and the Vista Point Park.

PROPOSED CALTRANS INTERSECTION IMPROVEMENT PLANS – SOSCOL FLYOVER – STATE ROUTE 221 AND STATE ROUTE 29

In April of this year, an article entitled “Soscol flyover to reduce Highway 29 traffic snarls” appeared in the Napa Valley Register at <http://tinyurl.com/q6vup9v>. The images to the right appeared in the article that depicts how the Soscol flyover might appear.

The Napa Valley Commons POA continues to actively participate in the public process in support of this important future transportation improvement. Caltrans is moving forward with the public process to finalize the draft Environmental Impact Report (EIR) plans to improve the intersection of SR 29 with SR 221 (Soscol). The EIR studies two alternatives: a partial and a fully grade-separated interchange.

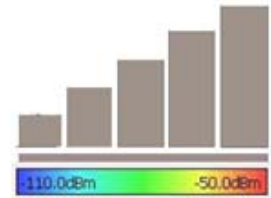
The partial grade-separated solution would involve a flyover in the southbound direction only, allowing southbound traffic on SR 221 to continue free-flow traffic onto southbound SR 29. The traffic signal for other turning movements would be left in place. The fully graded separated interchange would eliminate the traffic signal and construct a single-lane connector ramp for southbound Soscol traffic to flow onto northbound SR 29, with movement onto Soscol Ferry Road restricted to right-in/right-out only. The full interchange design improves level of service to A (the best rating). This current signalized intersection would be replaced with a freeflow configuration from northbound SR 29 to northbound SR 221. High traffic volumes cause the intersection to perform at level of service F (the worst rating) in both the AM and the PM peak hours. A PDF copy of the draft EIR can be obtained at <http://tinyurl.com/o39rcwj>.



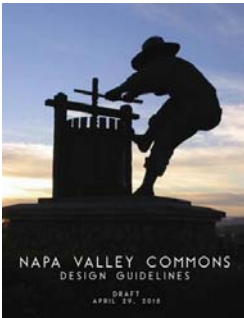
The comment period for the EIR has ended. The EIR for this project has not been finalized; preliminary impacts include a possible visual impact of the elevated structure on the “grape crusher” statue, which lies just northwest of the current intersection and is seen as an aesthetic resource and a key gateway element to the Napa Valley. Once approved, the final project will likely not be completed for several years. We will continue to keep you posted as plans proceed.

CELLULAR SIGNALS AT NAPA VALLEY COMMONS – CURRENT AT&T WIRELESS UPDATE

Progress has been made! We are pleased to report that AT&T antenna (the closest serving cell site to Napa Valley Commons) has been adjusted by AT&T to improve wireless cell service at Napa Valley Commons. AT&T has shifted the azimuth of the antenna to place the center of the beam in the direction of Napa Valley Commons. While the signal strength has been improved, we are continuing to work with AT&T on a long term solution to meet the needs of businesses at Napa Valley Commons. The technology infrastructure at Napa Valley Commons is very important to the success of all businesses in the Park.



NEW DESIGN GUIDELINES UNDER DEVELOPMENT



Our current design guidelines are now more 30 years old. The Board of Directors retained WATG (www.watg.com), a premier architecture and landscape design firm to develop new design guidelines for Napa Valley Commons. Lance Walker, Associate Vice President, is heading the project. The new design guidelines are intended to strengthen and improve the building and landscape design guidelines at Napa Valley Commons to meet the present and future needs of the premier business park in Napa. The landscape design guidelines include a planting palette that is less water intensive and more California native and will include the vision for pedestrian walkways, enhanced gateways to Napa Valley Commons and signage. It is anticipated that the 3rd draft of the design guidelines will be presented at the October 2015 Board Meeting. Please share in the discussion as we plan for the future of Napa Valley Commons.

COMCAST BUSINESS SERVICES ARE COMING TO NAPA VALLEY COMMONS!

For several years the Napa Valley Commons POA has been working with representatives of Comcast to bring their services to Napa Valley Commons. Comcast coaxial and fiber Internet, phone, and TV services will soon be available to businesses at Napa Valley Commons. Julien Cornil, with Comcast, has been working with property owners to sign an access letter that allows Comcast to bring the cable from the street to your building. Julien reported recently, *“I have secured over 70% of the property owners’ permission to make Comcast services available. Comcast construction is busy permitting and designing the build and work at Napa Valley Commons. If all goes well, customers can expect to have service in 45 to 60 days.”*

The goal of the Board of Directors is expand and improve the technology that serves the businesses at Napa Valley Commons. It is believed that the addition of Comcast will provide a great enhancement to your business or your tenant’s business.

The Comcast Market Development Team, led by Julien Cornil, continues to work with the property owners and managers in an effort to secure permission to make service available to over 60 buildings in the Napa Commons/ Napa Valley Corporate Park. For additional information please contact Julien Cornil.

Julien L. Cornil | Market Development - North Bay Area | 1111 Andersen Drive San Rafael, CA 94901
Direct 415.850.9188 | Fax 415-835-5819 | Julien_Cornil@cable.comcast.com

WATER CONSERVATION REMINDER

Please be aware of your water usage during the drought.

The Association is doing its part by watering the extensive common area lawns within our 246 acre business park with recycled water in order to reduce our irrigation water use. If you haven’t already done so, please see what changes you can make in your water consumption.



Your APM Team – www.advancedmgmt.com

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 new Board of Directors to address the key issues facing the POA. The APM team dedicated to Napa Valley Commons consists of the following persons:



Principal—Relationship Manager
Bob Breitenstein
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Principal—Assistant Relationship Manager
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Project Manager—Property Specialist
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Owner Liaison—Customer Service Contact
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Accounting
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If you haven't yet had the opportunity to log in to our new website at www.napavalleycommons.com, we recommend you do so.

With a few clicks of a mouse, you can submit and track a service request, update your personal information, view association documents, and locate important community resources such as emergency contacts, city offices, contacts for local utility companies, medical offices, transportation and more. You can also do your part for the environment by requesting that the Association send all documents (newsletters, budgets, notices, etc. to the extent legally permitted) to you by e-mail.

If you haven't had a chance to sign the Electronic Consent form that was mailed to you, please sign it and send it in. Once the signed consent is received by the Association, you'll receive an electronic invitation to access the website along with your personal user ID and password. If you've misplaced your form, you can obtain another copy by contacting Dawn at dawn@advancedmgmt.com.

Vendor Team

The vendor team assembled to care for the POA includes:

Landscaping:	Pacific Landscapes, Inc.
Tree Care:	Cleary Bros.
Management:	Advanced Property Management
Legal Team:	Brian Bonney, Esq. and Dennis Klimmek, Esq.
Street Sweeping/Sign Maintenance:	Universal Site Services
Litter Removal:	Pacific Landscapes, Inc.
Electrical:	Long Electric

Board of Directors

President:	Kory Kramer, The Meritage Resort and Spa
Vice President:	Elizabeth Trowbridge, LBA Realty
Treasurer:	Ned Pike, The Pike Company
Secretary:	Melody Thebeau, LBA Realty
Director:	Betsy Busch, The Meritage Resort and Spa

www.napavalleycommons.com