

THE GRAPE CRUSHER

NAPA VALLEY COMMONS
PROPERTY OWNERS ASSOCIATION

U P C O M I N G B O A R D M E E T I N G

The next Board Meeting will be held on Wednesday, October 26, 2016, 11:00 a.m. at The Meritage Resort and Spa, 875 Bordeaux Way. All property owners are welcome!

W A N T Y O U R B U S I N E S S F E A T U R E D ?

We like to feature articles on tenants at Napa Valley Commons so that we can promote awareness of the many businesses that we have here at Napa Valley Commons. The articles are also featured on the Napa Valley Commons website at www.napavalleycommons.com.

If you are a tenant and would like your business to be featured in an upcoming newsletter, please contact Johnathan Kaufman at johnathan@advancedmgmt.com.

M E R I T A G E R E S O R T S T A R T S M A J O R E X P A N S I O N



The owners of The Meritage Resort and Spa at Napa Valley Commons have started construction on a 145-room expansion on 9.3 acres directly across Bordeaux Way from their existing hotel. The expansion project is called "Meritage Commons." In addition to the hotel, the facilities will include a multi-use event space with an outdoor lawn area, tasting rooms, demonstration kitchen, and a market for hotel guests.

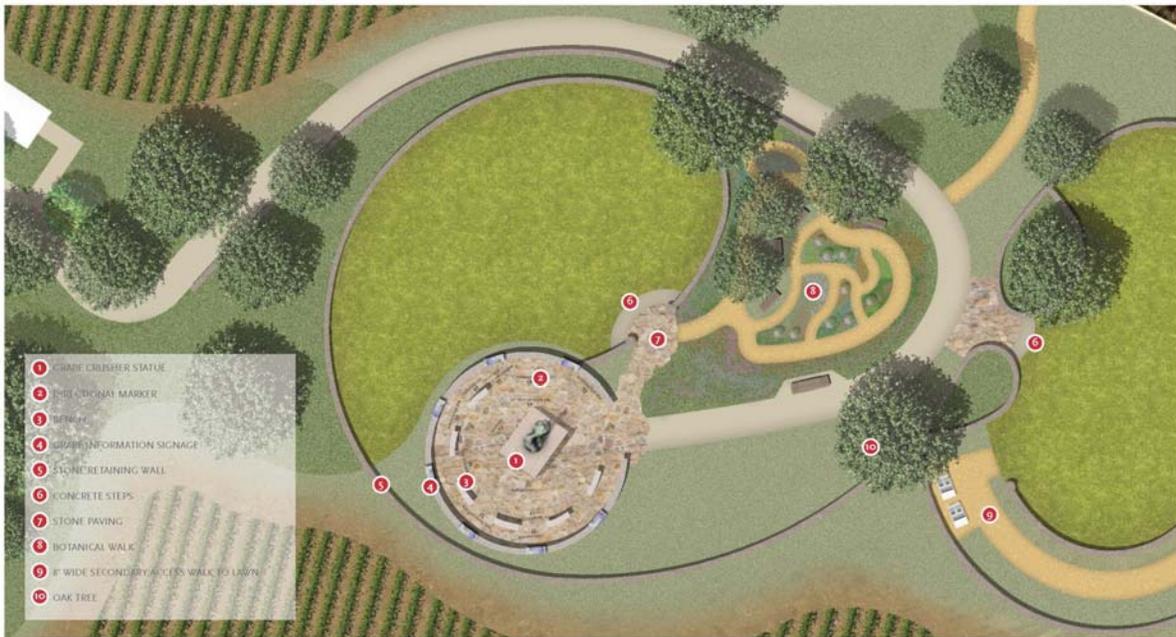
The Meritage Resort already has 322 rooms, plus access to 182 timeshares at the adjacent Vino Bello Resort. The hotel currently sits on 300,000 square feet; the proposed addition would add about 170,000 square feet. Pacific Hospitality Group, which owns the Meritage, purchased the land in December 2012. The company says more rooms are needed to satisfy the resort's growing client base, which includes meeting and incentive guests using the hotel's event space and ballrooms.

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



Rendering

WATG | VISTA POINT
NAPA VALLEY
designing destinations



- 1 GRAPE CRUSHER STATUE
- 2 TRIP ODICAL MARKER
- 3 BENCH
- 4 GRAPE INFORMATION SIGNAGE
- 5 STONE RETAINING WALL
- 6 CONCRETE STEPS
- 7 STONE PAVING
- 8 BOTANICAL WALK
- 9 8' WIDE SECONDARY ACCESS WALKWAY LAWN
- 10 OAK TREE

Enlargement Landscape Plan

WATG | VISTA POINT
NAPA VALLEY
designing destinations



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.

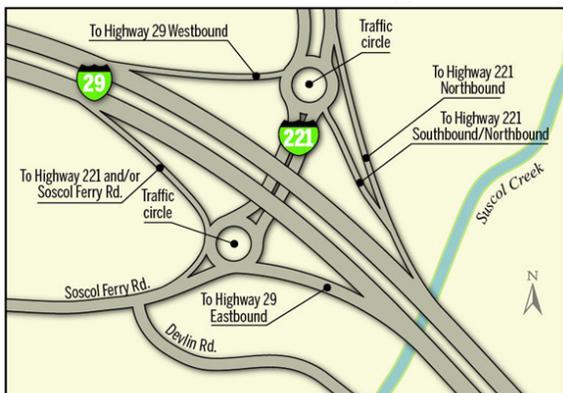
This vision concept design is the result of field visits and documentation of opportunities, strategic view analysis, and various internal design workshops. The Board of Directors approved the WATG vision in 2015.

More than 30 years ago, the Vista Point Park and sculpture was built and paid for by the original developer (Peter Bedford). The sculpture and current amenities sit on Caltrans ROW but have always been contractually maintained by the POA. The POA is seeking ownership of the Vista Point Park to greatly enhance this amenity of Napa Valley Commons.

The new vision creates a park that can be truly used and enjoyed by visitors. As depicted in the renderings, the area around the sculpture would be changed to allow more visitors to walk/sit around the sculpture. This would provide a better sense of location and direction to visitors as well as appreciation of incredible vistas. Information signs would tell of the sculpture, vineyards, history and vistas. Two lawn areas would be created for greater visitor use and events to take place and landscaping would be greatly enhanced. Pedestrian and bicycle facilities would be added and/or enhanced, connecting to existing facilities and thus contributing to a more "active" transportation system. Restrooms would be added. Lighting and security would be improved. The most iconic sculpture in Napa Valley would be set in a worthy artistic setting. As planned, the park would be nestled in vineyards on all sides.

The POA is in active discussions with Caltrans on a plan to make the vision a reality. 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 continue to receive 100% support for the vision. The vision is to transform the principal gateway to the Napa Valley and the Vista Point Park.

POSSIBLE SOSCOL JUNCTION INTERCHANGE OVERCROSSING



SOURCE: NVT/A

An article recently appeared in the Napa Valley Register (4.13.16) telling of a new idea to address some of the concerns associated with the planned \$40 million flyover joining southbound Highway 221 to southbound Highway 29. As we know, the traffic at this intersection is very difficult.

As part of the Draft EIR process for this project, alternative designs are under consideration to address issues that have been raised such as cyclist and pedestrian movement (which would be impaired by a flyover). The article noted that two roundabouts would be on Highway 221 and that traffic on Highway 29 would simply flow through without traffic signals.

The proposed roundabouts would be on either side of Highway 29 and serve as the onramps and off-ramps. The roundabouts solution would have no traffic signals. The article notes that "Once Caltrans settles on a design for Soscol Junction, a big barrier must still be overcome before the project begins construction. The money must be found to build it.

The Napa Valley Register article can be found at: <http://tinyurl.com/z6chlz>

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:



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Accounting
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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:	Larry Florin, Napa County
Treasurer:	Ned Pike, The Pike Company
Secretary:	Betsy Busch, The Meritage Resort and Spa
Director:	John Peiffer, The Busch Firm

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.