



The Grape Crusher

NAPA VALLEY COMMONS

November 2020

Long Anticipated Crosswalk Project Begins

Pedestrian movement in Napa Valley Commons has long been a priority of the Board of Directors, and there has been much planning towards improving pedestrian access and movement in the property. The vision of this plan is to ultimately have sidewalks that allow pedestrian movement throughout the business park, from Kaiser Road to the Crusher Statue, between neighboring businesses, to the future "Napa Pipe" Development, and possibly even directly onto the Napa Valley Wine Trail.

As part of a phased approach, we're happy to report that one important part of this infrastructure is soon to begin—the installation of five (5) crosswalks; three (3) at the Napa Valley Corporate Drive and Napa Valley Corporate Way intersection and two (2) at the Napa Valley Corporate Drive and Bordeaux Way intersection. These crosswalks will bring increased safety and access back and forth across two key intersections.



During the project, some traffic delays should be expected at these intersections.

Please pay close attention to traffic control signage and construction crews as they work to safely control the flow of vehicle and pedestrian traffic during this project.

These are very important projects for Napa Valley Commons, and no doubt all will enjoy these improvements as they continue within the park.

2020 Annual Meeting Election Results

Our Annual Meeting was held on August 13, 2020. For our annual election, 125 votes were received, representing 78.6% of the total voting power of the Association. The following are the Election of Directors results:

Steven Lederer	89 votes received
Ned Pike III	57 votes received
Eric Ramirez	16 votes received
David Ryan	52 votes received
Tony Zand	125 votes received

Steven Lederer, Ned Pike III, and Tony Zand are elected to 2-year terms as Directors of the Association.

IRS Resolution, Revenue Ruling 70-604:

In Favor	93 Votes
Against	16

Board of Directors

Upcoming Board Meeting

Date: Thursday, November 12, 2020
Time: 11:00 a.m.

Location: Zoom Meeting Digital Conference. Zoom Board Meeting Access:

Connect to Meeting via Web:
<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

John Peiffer
The Busch Firm
President

Anthony Zand
The Busch Firm
Vice President

Ned Pike
The Pike Company
Treasurer

Steven Lederer, County of Napa
Secretary

Monique Scott
Lowenberg Associates LP
Director



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Business Reopening Update: Crush at Meritage

Crush at Meritage Resort has re-opened for lunch and dinner. As of October, 21st, Napa County has moved into Tier 3 of California's Blueprint for a Safer Economy. With that, bowling is open. Crush will have every other lane open. Billiards, foosball and shuffleboard are available for one-hour reservations for one household at a time.



2020 has continued to upend our day-to-day, so it's always refreshing when one of our neighbors is able to bring back a little bit of normal operations.

Check out their restaurant page for details:
<https://meritagecollection.com/meritage-resort/dining/crush-lounge>

Would you like to share your reopening success or be highlighted in a Business Spotlight? If so, please reach out to Chris Waage (chris@advancedmgmt.com) with our APM management team to learn about free opportunities to be spotlighted in this newsletter or on our Association's Website.

Marketing Opportunity

Our new website at napavalleycommons.com is live, but we need more information so that we can highlight your business here at Napa Valley Commons.

THIS IS WHERE WE NEED YOUR HELP.

We need pictures, video, or text descriptions that help highlight the wonderful value that your company brings to the Napa Valley Commons.

If you have media that you can share with us to help highlight your business, please reach out to our Principal Relationship Manager, Chris Waage, chris@advancedmgmt.com with any resources you can share.

Call Before you Dig (U.S.A. Markings)

When making any underground repair, completing landscape renovations, and when undertaking new developments, it's essential that you arrange for Underground Service Alert (USA) markings to identify underground utilities before you dig.

Depending on the project you're undertaking, digging without first checking for underground services can result in damage to your services, neighboring building services or the common area services. USA North 811 coordinates service providers to mainstream the marking process. Often markings can be done within 2 days' notice. Before you dig call 811 or visit www.usanorth811.org.

UPCOMING EVENTS



Check out the Vista Collina Events page at:

<https://meritagecollection.com/vista-collina/special-events> for upcoming events.

November 12, 2020 Board Meeting Agenda

Location: Zoom Conference Call

Call to Order – 11:00 a.m.

Property Owners Comment Forum

Consent Agenda

- Proposals Approved Under Delegated Authority to Ratify
- Architectural Applications to Ratify
- Annual Membership and Board Meeting of August 13, 2020
- CPA Representation — To Ratify
- Tax Returns and Tax Payments — To Ratify

Financials

- Financial Statement as of September 30, 2020
- Delinquent Accounts
- CD Investments

Board Discussion/Response Required

- Napa Pipe Development — Catellus
- Kaiser Carports
- Projects in Process/Completed
- POA Marketing Updates
- Landscape Contractor — New Owners, Landcare
- Illegally Parked RVs, Towing Agreement
- Architectural/Landscape/Signage Applications — to Approve/Ratify
- Proposals to Consider
- Property Owner Request(s)
- Next Board Meeting - February 11, 2021, 11:00 a.m.

Board Review

- General Correspondence
- Calendar
- 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:

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