



# The Grape Crusher

# NAPA VALLEY COMMONS

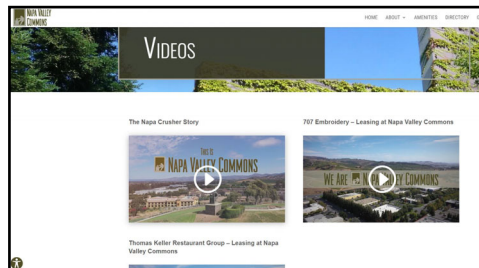
January 2024

## Special Video Marketing Opportunity

Over the last few years, Napa Valley Commons has produced video marketing tools for use by all of our property owner members, and tenant businesses. These videos started with "The Crusher Story", a video highlighting the history of the Grape Crusher Statue and its origins with our business park. Most recently, we produced two separate marketing videos to support the property owners in leasing. These videos separately shared success stories of small and large businesses who found their home in the Napa Valley Commons, and featured interviews with 707 Embroidery and acclaimed Chef Thomas Keller. These videos can be viewed on the Video page of the Napa Valley Commons Website. (<https://www.napavalleycommons.com/videos/>)

As we continue our video marketing efforts, we would like to extend a special shared marketing effort for businesses at the Napa Valley Commons. The Board of Directors has approved the support and development of business-specific marketing videos. Napa Valley Commons will contribute its support through its video production partnerships and experience, along with a direct contribution of \$2,500 toward the production cost (approximately half of the production cost for a short marketing video). The final video will be available for use by the featured business as well as shared through the Napa Valley Commons website and through the Napa Chamber of Commerce.

**This special opportunity is available for up to three businesses on a first come basis.** If you're interested in participating or have questions about this special opportunity, please email Chris Waage, our Relationship Manager at [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com).



## Feature Your Business

We love to share and highlight the unique and hardworking businesses in our community. If you're interested in having a feature article on your business included in The Grape Crusher newsletter, please contact Chris Waage, [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com), to set up a time to share your story.

## New Tenants? - Please Let Us Know

As tenants change in the corporate park, it's important to let the POA know, and provide contact information for the new tenant. This helps to keep the POA website directory at [www.NapaValleyCommons.com](http://www.NapaValleyCommons.com) up to date, and ensures we have the most up to date contact information in case there is an urgent maintenance matter that needs to be communicated.

## Next Board Meeting

Date: Friday, January 19, 2024

Time: 10:00 a.m.

Location: 860 Napa Valley Corporate Way, Suite O, with option to join via Zoom video conference call.

**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  
[www.napavalleycommons.com](http://www.napavalleycommons.com)  
[www.advancedmgmt.com](http://www.advancedmgmt.com)

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

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

## Five Town Grocery - Special Napa Valley Commons Lunch Discount

As an additional Napa Valley Commons benefit, we want to share with you a special discount for Napa Valley Common businesses. The Five Town Grocery at the Meritage has set up a 15% discount for local businesses within the Napa Valley Commons. On your next lunch break, head to Five Town Grocery for a cold drink, custom sandwich, or make your own salad. Mention this local's only discount at checkout for 15% off.

## Tree Care - Property Owner Reminder

With potential winter storms on the horizon, tree care is an important reminder. We encourage owners to routinely inspect and care for the trees within your lot that are outside the Associations' easements. The trees cared for by the Association are limited to those within the landscape maintenance easement, which is only 20 ft from the curb in some places. Please reference the Association's easement map or contact us for assistance in determining the easements along your property lines. We can also schedule a time to review the trees with you.



## 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 2024 tree care evaluation and maintenance will begin in the first quarter of this 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](mailto:johnathan@advancedmgmt.com).

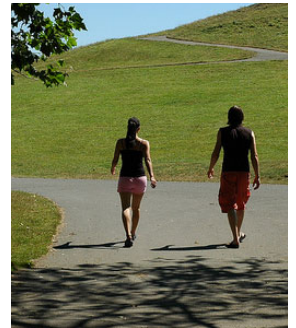
## Capital Improvements in Planning

### Pedestrian Improvements - Sidewalks

The addition of pedestrian sidewalks has been a long term goal for the Association and the Board of Directors is continuing to review additional pedestrian improvements. Currently, the Board is looking at phasing this project, prioritizing areas with the highest pedestrian traffic. Cost estimates are being prepared to determine how best to financially engineer this project. As these plans are formalized, further updates will be provided.

### Median Landscape Design

Our trees in several median areas are approaching the end of their lifespan or showing signs of decay. The Association took steps over the last few years to develop a more appropriate plant pallet for our area, and have landscape renovation designs completed for the medians. This project was delayed by the pandemic, but is moving forward once again. During the November 2023 Board meeting, a competitive proposal from a professional installer was approved to begin this project as early as Spring 2024. As this exciting improvement advances, further updates will be provided.



# Board Meeting Agenda

## January 19, 2024

**Call to Order** – 10:00 a.m.

### Property Owners Comment Forum

#### Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
- Architectural Applications

#### Approval of Minutes

- Open Board Meeting Minutes—November 9, 2023

#### Financials

- Financial Statement as of December 31, 2023 (2nd quarter)
- Delinquent Accounts

#### Board Discussion/Response Required

- Project Updates
  - Median Renovation
  - Sidewalks
  - Napa Pipe
  - Street Light Repair
- Rodent Control Contract Update
- Chamber and Marketing Update
- Property Owner Request(s) - None
- Next Board Meeting - April \_\_, 2024, 11:00 AM

#### 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:

Chris Waage  
Principal—Relationship Manager  
1-866-946-0800 ext. 806  
[chris@advancedmgmt.com](mailto:chris@advancedmgmt.com)

Jay Spangenberg  
Principal—Assistant Relationship Manager  
1-866-946-0800 ext. 88  
[jay@advancedmgmt.com](mailto:jay@advancedmgmt.com)

Dawn Friesen  
Owner Liaison—Customer Service Contact  
1-866-946-0800 ext. 89  
[dawn@advancedmgmt.com](mailto:dawn@advancedmgmt.com)

Denise Babich  
Accounting  
1-866-946-0800 ext. 804  
[accounting@advancedmgmt.com](mailto:accounting@advancedmgmt.com)

[www.advancedmgmt.com](http://www.advancedmgmt.com)