



The Grape Crusher

NAPA VALLEY COMMONS

November 2024

Winston's CUP Opens at the Napa County Campus

We're excited to share something wonderful for our Napa Valley Commons community—a new place to grab breakfast, lunch, or a much-needed coffee.

In partnership with Napa County Health and Human Services Agency, Winston's Community Unity Project (Winston's CUP) has opened its new café, located within the County's HHS Campus at 2751 Napa Valley Corporate Drive, Bldg. B.

This unique partnership delivers the fresh high-quality culinary offerings that Winston's Café and Bakery is known for at their downtown location, while providing a supplemental work experience program for those experiencing barriers to employment, including those who have struggled with homelessness and substance abuse.

This new partnership includes a work experience program that introduces participants to the occupation of professional cooking and food services, preparing them for entry-level jobs within the industry.

"My husband and I started Winston's Café and Bakery more than three years ago. We're passionate about great food. We're also passionate about our community. With a social work background, it's been my dream to bring this passion together to support those in need. Winston's CUP brings this dream to life," said Cassan Macaraig. "Winston's CUP is a new non-profit dedicated to reducing food inequities and supporting vulnerable populations across Napa Valley, fostering a community where everyone has access to nutritious food and opportunities for a healthier future. I could not be more thrilled to partner with Napa County Health and Human Services Agency and their unmatched commitment to our community."

We're happy to welcome Winston's CUP to the Napa Valley Commons. We encourage you to drop in and see their outstanding options and enjoy a great cup of coffee to pair with our refreshing Fall weather!



Next Board Meeting

Date: Thursday, November 14, 2024

Time: 11:00 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

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



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Median Landscape Design



As previously reported, due to the decline in the original trees planted in the medians, four medians in total were approved to be completely renovated, the two medians on Napa Valley Corporate Way and the first two medians turning onto Napa Valley Corporate Drive from Kaiser Road. These four medians alone account for some 2,200 linear feet of landscape improvements.

We're happy to report that construction is nearing completion, and the landscape contractor awarded the project, Monarch Landscaping, is wrapping up final touches to close the project. No doubt we all look forward to watching the new plant life mature over the coming years and continue to enhance the two primary entrances to the business park.

Proactive Eucalyptus Removal

Along Riversound Way (previously Syar Road), there are two staggered lines of mature eucalyptus trees. About half of these trees are planted in the Association's landscape maintenance easement, primarily the front row closest to the street. Over the last few years, more than 30 of these trees have failed during storms, causing significant damage. Last winter alone, 22 of the Eucalyptus trees fell. Fortunately the trees fell in the direction of the undeveloped Napa Pipe project, avoiding people, vehicles, and buildings and thus causing less damage than what could have been.

With the goal of reducing liability now that the Napa Pipe project is actively being developed and has vehicle and pedestrian movement, the Board has proactively approved the removal of any remaining eucalyptus trees, totaling 58 in the Association easement. The Association has also alerted lot owners of these associated concerns for eucalyptus trees within their lot so that lot owners can also take proactive steps to mitigate the concerns.

The Association's management company conducted a competitive bid process, which was ultimately awarded to a highly qualified low bidder, Astro Green Ventures. The project to remove the trees will take about four weeks and is anticipated to start in November.

2024 Election Results

Thank you to all the owners who were able to return ballots for the 2024 director election. There were three (3) candidates for three (3) open director positions. As a result, the outcome of the election was known before the meeting. It was still important to receive enough ballots from owners to hold the election and avoid unnecessary additional costs. 109 votes out of a possible 159 were received. The results were announced at the annual meeting held on August 8, 2024. In addition to the Director election, the ballot included the annual IRS tax resolution for Revenue Ruling 70-604. The ballot results were as follows:

2024 Director Election - 109 Votes Received

Steven Lederer	93 Votes
Edward Pike III	109 Votes
Tony Zand	93 Votes

All three candidates are elected to two (2) terms, ending with the director election held in 2026.

IRS Revenue Ruling 70-604 - 108 Votes Received

Votes in Favor	- 93
Votes Opposed	- 16

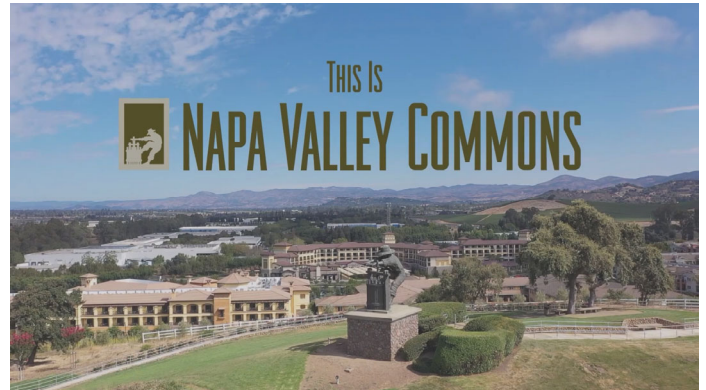
IRS Revenue Ruling Resolution passed.



Stay Informed and Connect to Other Napa Valley Commons Businesses

We want to stay connected with you and keep our members and tenant business engaged with the Napa Valley Commons. This newsletter reaches owners and a select number of contacts at the businesses in the Commons, but it does not always reach many of the employees and individuals that spend their days in the Commons. Please help us reach more of the people that are part of the Napa Valley Commons community by:

- Sharing this newsletter with employees and coworkers
- Providing the names and email contacts of individuals that can share out important information with employees (Human Resources, Division Heads, Key Managers)
- Offering discounts through this newsletter on products and services to the Commons' businesses and the local workforce; if you'd like to offer discounts to businesses here, please email Chris Waage, our Relationship Manager at: chris@advancedmgmt.com



New Tenants? Please Let Us Know

As tenants change in the corporate park it is 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 up to date and ensures we have the most up to date contact information in cases where an urgent maintenance matter arises that needs to be communicated. Please let us know of any changes in tenant businesses by contacting us at support@advancedmgmt.com.

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 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 would be interested in participating or have questions about this special opportunity, please email Chris Waage, our Relationship Manager at chris@advancedmgmt.com.

Board Meeting Agenda

November 14, 2024

Private Executive Session—11:00 a.m.

Call to Order – Immediately Following Executive Session

Property Owners Comment Forum

Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
 - 2023-2024 Tax Returns
 - Aaron's Plumbing, Backflow Testing, \$1,097.25/\$949.14
 - Universal Site Services, Pressure Washing & Parking Lot Sweeping, \$672.08/\$948.88
 - Long Electric, Lighting Repairs, \$3,955.00
 - Monarch's, Valve Replacement, \$957.00
 - Monarch's, Tree Growth Regulator Application, \$1,092.00
 - Monarch's, Traffic Light & Pole Clearance, \$1,426.00
 - Monarch's, Valve Replacement, \$810.00
 - Monarch's, Landscape Repairs, \$1,235.00
- Architectural Applications

Approval of Minutes

- Annual Membership and Open Board Meeting Minutes — August 8, 2024

Financials

- Financial Statement as of September 30, 2024 (1 Qtr)
- Delinquent Accounts

Board Discussion/Response Required

- Active Project Updates
 - Median Renovation
 - Streetlight Power Restoration
 - Proactive Eucalyptus Tree Removal
 - Napa Pipe Development
 - Sidewalk Improvements
 - 2024 Annual Tree Care
 - Business Name Sign Change Review Fees
 - Property Owner Request(s) - None
 - Napa Chamber of Commer Annual Event
 - Next Board Meeting - __, 2025, 11:00 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:

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