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## *THE GRAPEVINE SPRING NEWSLETTER 2026*

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### The Vineyards Townhomes at Stoneridge Newsletter

HOA email address: [jmatuska.vyhoa54@gmail.com](mailto:jmatuska.vyhoa54@gmail.com)

**April 1, 2026**

The Management Committee (MC) extends a warm welcome to returning residents, new owners, and tenants of our Vineyards Community. The following information is provided to help our community be the best it can be. We hope you will read this newsletter and contact us with any questions or suggestions.

#### **REMINDERS**

**Contact Information:** Please be sure we have your current contact information. If your mailing address, winter address, email, phone number or tenants have changed, this information must be updated. The Resident Contact Information form is on the website. If you have renters, complete the Rental Occupancy Change Form and provide them with all the rules relevant to living within our community. Owners are responsible for their renters knowing the rules and regulations as spelled out in our CC&R's. If you have trouble accessing the website, contact Jack Matuska, our website coordinator, at [jmatuska.vyhoa54@gmail.com](mailto:jmatuska.vyhoa54@gmail.com).

**Candidates Needed for MC Positions:** To help keep the cost of our monthly fees down, it is necessary for owners to step up to serve on the Management Committee and the various VY Sub-Committees. The election takes place at the annual meeting. The management and improvement of this community relies on everyone who lives here. While you must be an owner in good standing to serve on the MC, there are many active committees that all residents can serve on. We are always looking for volunteers to help on the Landscape, Maintenance, Financial, Legal and Social Sub-committees.

**Electronic Communication:** The MC is moving toward full electronic communication to reduce printing and postage expenses. Important information for the Vineyards community is sent via email from our Vineyards HOA Express website: <https://www.vyhoa.com>. All residents are encouraged to visit this site frequently for current updates, information and to request information from the MC.

**Billing:** Owners were provided billing stubs with the first quarter billing for 2026. Quarterly payments are due on the FIRST day of each quarter. (January, April, July and October) and are considered delinquent after the 30 day grace period. Late payments cause additional expenses to all owners. Late fees and fines will be charged unless waived by the MC. Mail your payments to POB 883, Blanchard ID 83804. There is a 5% late fee (per month) charged for payments that are late or delinquent.

**CC&R Violations:** Each owner/renter is responsible for familiarizing themselves with the Vineyards and SPOA CC&Rs and By-Laws.

There has been repeated abuse of the parking, pet and short term rental policies. These policies are spelled out in detail on the HOA's website. Repeated violations cause additional expenses for maintenance and stress on other residents. The fine policy and procedures will be followed for all CC&R violations. A warning notification letter will be sent prior to implementing the fine.

**Rental Units:** The State of Idaho and Bonner County have new laws affecting short-term rentals (under 30 days). Be sure to work with SPOA and VY to ensure you familiarize yourself with the new regulations and requirements for both the State Laws and Bonner County rules. Refer to both the Vineyards and SPOA websites regarding the most recent information on requirements for short-term rentals within our community. Residents that violate the short term rental regulations will be dealt with accordingly.

**Maintenance and Work Order Requests:** All requests for HOA maintenance/repairs and work orders are to be submitted through the website under Maintenance and Work Order Requests. If you do not have computer access, contact a member of the MC. Refer to Homeowner Association Responsibilities on the website for a complete list of services covered by the HOA.

### **GENERAL INFORMATION FOR THE COMMUNITY:**

All residents of VY should be familiar with the CC&Rs and the website [www.vyhoa.com](http://www.vyhoa.com). The website includes but is not limited to rules and regulations, maintenance requests, parking, pet policy, etc. Residents are encouraged to visit this site often for current updates and information.

**Parking:** Each townhome has 2 parking spaces; one vehicle needs to be parked in the garage. Each vehicle needs to be registered with the VYHOA. The form is located on the website. This form must be returned to HOA within 30 days of occupancy or if a vehicle has been changed. You will receive a parking sticker, which should be placed on the passenger side of the front window in the lower corner. Unregistered vehicles may be towed at the owner's expense. Oversized vehicles may be parked to load or unload only and must be parked in such a way that they do not impede any structure or entrance. No vehicles should be parked in front of any garage or walkway.

**Pets:** A maximum of two pets per unit is permitted. All pets must at all times be kept under the control of a responsible adult.

Pets on Vineyards or Stoneridge property must be immediately cleaned up after and the refuse disposed of properly. Violation of the pet rules and regulations may result in monetary fines and the owner will be held responsible for any damage caused by their pets. Pet rules and regulations are spelled out in both the CC&Rs for Vineyards and SPOA.

**Trash:** The dumpsters are to be used for household waste only. Trash is currently picked up on Monday mornings. From Mid April to September, VY1 trash will be picked up Monday and Friday mornings. The VY3 garbage hut is open from Mid- April through September. Please ensure that all cardboard boxes are broken down prior to placing them in the dumpsters. Any oversized materials, furniture, satellite dishes, etc. or hazardous materials must be disposed of at the County Landfills. The county annually provides all property owners with stickers for the County Landfills. These may be shared with your renters.

**RECYCLING:** Now available and encouraged for aluminum cans only. Aluminum cans will be picked up from the recycling boxes in Vineyards 1&2 monthly. Plastics

If you would like to recycle plastic, cardboard or newspapers, you may take those materials to the Bonner County Landfill located on Highway 41 just before Spirit Lake Cutoff on the right (East) side of the road.

**Property modification:** Remember that ALL modifications to the outside of your units must be approved by the Architectural Review Committee (ARC) before any work is performed. The appropriate forms can be found on the website. Work will not be permitted without the approval of the ARC.

Failure to follow the procedures could result in the owner having to return the unit to its original state at the owner's expense. This includes but is not limited to such changes as awnings, painting, staining, landscaping, ballrooms or deck modifications.

**Deck/Railing Maintenance:** Maintenance of decks, railings and rock pillars remains the responsibility of the owner. Evaluate your deck/railing condition at the beginning of the summer and, if needed, plan to refinish them according to the standards set forth in the CC&Rs and by the ARC. The ARC will annually inspect deck and railing conditions to advise owners of any maintenance needed.

**Work Committee Participation:** The MC is actively seeking owners and residents who would like to get involved in helping improve the community. The MC has work committees actively participating in ARC, Finance, Landscaping, Rules/Legals, and Communication/Social activities. Committee members are volunteers who assist the MC. Participants must be able and willing to work with residents, contractors and MC members. If you have an interest in participating, please contact one of your Board Directors (Phone Numbers listed below).

**Attending VYHOA MC Meetings:** All residents are encouraged to attend these monthly meetings. They are normally held on the third Wednesday of the month at 4:30 p.m. In the summer, you can attend either in person or by Zoom. Winter meetings are held only on zoom. If you attend a meeting in person, you will be asked to sign in at the door.

**Annual Meeting:** The Vineyards Annual Meeting is usually held in late June or early July. The date has not been confirmed yet. This meeting is your opportunity to bring issues, concerns or questions to the MC. The MC is actively seeking owners who would like to serve their community by running for a position on the MC. If you have an interest in participating, please contact one of your Board Directors (Phone Numbers listed below).

Here's to a happy and enjoyable spring and summer together. If you have questions or would like more information, you may contact any member of the MC:

Frank van Vlymen: President, 208-920-1320  
Julie Lane: Secretary/ Treasurer, 509-860-1473  
Randy Schillinger: Vice President, 509-308-3323