
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, March 24, 2010; Wednesday, April 28, 2010; and May 26, 2010, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Please Chase Those Daffy Ducks!

If you happen to see a pair of contented Mallard ducks around or in our swimming pool, please feel free to chase them away.

Although it is pleasant to see such a lovely example of nature around our pool, unfortunately the droppings are not healthy for us, and create clean-up issues as well.

So please chase the ducks when you see them – it's great exercise!

Rental Parking Spaces Available

We have several rental parking spaces available to be rented in March. If you are interested, please contact Gary Martiny at CMS (408-559-1977).

ACWD Water Pipeline Cleaning

On Friday, March 26, Alameda County Water District will be cleaning our water pipes to remove rust, sand and sediment.

You should **avoid doing any light clothing laundry from 7AM to 4PM that day.**

If you notice water discoloration during this time, run the cold water faucet in your

bathtub for a few minutes for the water to get clear.

Talking Trash... No Overfilling!

We have been continuing to work with Allied Waste Management to improve its servicing of our community. Issues have been oil leaks, cans not left upright, and spills from both garbage and recycling containers.

Allied is making progress addressing these issues, but our residents contribute to the problem when they overfill their containers.

Your HOA has agreed with Allied that **no overfilled containers are to be picked up by the drivers.**

If you have garbage or recyclables that exceed the capacity of your containers, you can ask a neighbor for permission to use any extra space in their containers, or you can call Allied Waste Management in Fremont for instructions.

Satellite Antenna Installations

We would like to remind everyone of the requirements for satellite TV antenna installations.

The dish-shaped antennas must be mounted on a tripod on a balcony or patio. They cannot be attached to any surface, including roofs, walls, or floors.

In addition, the antenna must not extend above the height of the roofline. Andalusia has beautiful architecture and the HOA

intends to preserve it for everyone's pleasure. The guidelines are also in place to reduce the problems caused by punctures to surfaces when mounting the antennas.

Keep The Spa Warm

When you are finished using the spa, please put the cover back on. This not only reduces heat loss, but it also keeps dirt and leaves from getting in.

Palm Tree Pruning

The Board agreed at its last meeting to obtain three bids to prune our palm trees.

The trees were last pruned over two years ago at a cost of \$10,000.

We have 99 palm trees at Andalusia. They add so much to the look and feel of our community, but do require significant funds to maintain.

We will let you know when the work will be done, and we hope that competitive bidding will reduce the cost below \$10,000.

Reserve Study In November

The HOA is required by law to update the financial analysis and planning necessary to maintain and replace the common assets of the community. This must be done every three years, and has been scheduled for November 2010.

Owners, Please Inform Your Tenants

The current housing market has caused a significant increase in the number of units in Andalusia that are being leased. The HOA needs to have the tenant reference information (phone numbers and email addresses) in order to keep them informed of community matters.

More importantly, all owners need to provide their tenants with the Handbook of Rules and regulations for Andalusia. This will help avoid potential problems for which all owners are ultimately responsible. This includes parking regulations, recycling and garbage can requirements, fire alarm inspection procedures, swimming pool and spa regulations, etc.

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