
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, March 23, and Wednesday, April 27, 2011, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come. *(the calendar on the web site has all meeting dates)*

It's Duck Season!

Ahh, spring: flowers blooming, new leaves on trees – and ducks in our pool. As in past years, these Mallards seem to think Andalusia is their private spa. Unfortunately, they don't pay HOA dues and don't clean up after themselves.

Please feel free to “encourage” them to find another place to play. We have found nothing mechanical or physical that reliably deters them. If you have ideas or know of other ways we can keep them out, please let Steve Huff or a Board member know.

Water Rates Increased By 8%

Water rates have been increased by 8% as of March 1, 2011. Please continue to do whatever you can to conserve water.

Most important is to make sure all plumbing fixtures (toilets, showers, kitchen and bathroom faucets, outdoor faucets) do not leak water or drip.

The HOA has an outstanding vendor (Drainworks - 408.927.9999) for plumbing repairs. Feel free to call them for work that is needed in your unit.

Landscape Architect

We will be meeting with a highly recommended landscape architect to explore obtaining a plan for our front main entrance as well as opportunities for water savings for our current landscaping.

We will let you know the results of our session.

Carbon Monoxide Detectors

The State Legislature recently passed a law that will require all residential units such as ours to have carbon monoxide detectors installed no later than **January 1, 2013**.

The Board agreed to explore a group purchase for homeowners in order to obtain a potential discount on these devices.

We will let you know what opportunities we may find to get these devices for everyone at a discounted price. Each homeowner would be responsible for the cost of each unit.

Guest Parking Compliance

Guest parking violations continue to be a problem in our community. We are experiencing an increase in the number of residential units that have more than two vehicles in each household.

There are significant fees for repeated violations as well as vehicle towing. All Owners are directly responsible for leasing to tenants with more than two vehicles who

then park in Guest parking or other assigned spaces.

Please make sure you or your tenants are following the guidelines for Guest Parking. Simply stated, Guest Parking is for **Guests at all times** and not residents who are Owners or Tenants. Use your garage and deeded space, not a Guest space.

We will enforce the rules, and violators will face the consequences.

Your cooperation will be most appreciated.

Landlords Should Inspect Monthly

We have recently experienced major damages in properties that are being leased.

In most cases, the problems are water damage due to leaks from showers, toilets, faucets, sinks, etc.

Landlords need to be inspecting their properties **on a regular basis** to insure against unnecessary damages and to make timely repairs.

The plumbing issues are the ones that put owners at highest risk.

Call CMS For All Service Needs

CMS provides 24-hour-a-day, 7-day-a-week dispatch coverage for all service needs, including emergencies.

The number to call during **normal business hours is 408.559.1977** (Monday – Friday, 8:30AM to 5:30PM).

After regular business hours (that is, nights, weekends, and holidays), the number to call is **408.975.2840**.

After regular business hours, CMS assigns an experienced Property Manager to handle all calls for Andalusia as well as its other member associations.

It is important not to email or expect other Board Members to follow up on a service need, since they are not available on a 24x7 basis. It is fine to email or contact a Board Member about the problem after you have called CMS.

Community Management Services, Inc.

Steve Huff, Association Manager

Customer Service (M-F, 8:30AM – 5:30PM): 408-559-1977

After-hours (nights, weekends, holidays) emergency: 408-975-2840