
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, July 27, and Wednesday, August 24, 2011, and 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)*

Proper Water Shut-Off Procedure

We recently had a problem in Building 2 because the water was shut off without having the recirculation pump shut off at the same time.

If the water to a building is shut off, but the recirculation pump is not shut off, the pump continues to operate without water, and eventually will burn out.

So when you hire a plumber and he needs to shut off the building water, please make sure he shuts off the recirculation pump at the same time.

Handicapped Parking Spaces Update

We have continued our research regarding the potential of converting some of our handicapped parking spaces to rental parking spaces.

Helpful information has been obtained from City of Fremont and the Police Department, as well as our own private attorney.

The Board will be reviewing the information we have obtained at its upcoming meeting on July 27, and expects to make a decision

at that time. We will continue to provide updates until then.

We thank those of you who have provided Ron or Steve with your input via email.

Clean Up After Your Pets!

Our landscapers have had repeated problems recently due to lawnmowers running over animal waste in the common area lawns.

If you are a pet owner, you **must** clean up after your pets immediately and dispose their waste in a sanitary manner (plastic bag). This is a public health issue, and is a requirement in the CC&Rs – no exceptions!

Pool and Spa Rules: Please Observe!

Please remember the following rules - **they will be enforced!**

- Hours of use are 7AM to 10PM. **No one should be in the pool or spa after 10PM.**
- **No children under the age of 4 years are allowed in the spa** – this is a serious safety issue and a CC&R violation!
- **No children under the age of 14 may swim alone in the pool** – a parent or other adult must be present at all times. This is also a safety issue and a CC&R violation.
- The pool and spa are strictly for the use of residents and their invited guests.

- Our facilities are NOT open to the public, and are only available to guests **with a resident being present at all times.**
- Guests are limited to no more than 4 (four).
- Anyone in the pool and spa area can be required to identify the name of the resident and address at Andalusia where they live. They must have a gate key and present it when asked to do so.

We appreciate everyone's cooperation to keep Andalusia facilities for its residents and owners and invited, chaperoned guests . . . ONLY.

Pool and Spa Area Etiquette

While we're talking about the pool, please keep in mind the following so that the pool and spa area remains neat and clean for everyone.

- Clean up all trash when you leave, and don't forget your towels and clothes
- No alcoholic beverages or glass containers in the pool area
- Put the chairs and lounges back where they were originally

NOTE: Any items left in the pool or spa area are placed on the shelf by the Rec Center kitchen window. If they are not claimed within a week, they will be thrown away.

Swimming Pool and Spa Skimmer

We recently received several complaints that the swimming pool was dirty due to leaves and bugs.

Our pool and spa is cleaned twice a week, but on windy days, nature will prevail no

matter how often we clean the facilities.

Our pool service has provided a skimmer that can be used to clean up debris and insects in the pool and spa. Please feel free to use it for anything that finds its way into the pool or spa that bothers you.

Quiet Hours Are 10PM – 8AM Daily

Between 10PM each evening until 8AM the following morning, quiet hours are in effect.

The following should **NOT** be occurring after 10PM:

- loud music, TV, or radio
- loud phone or personal conversations
- loud parties
- home repair or car maintenance

While the warm summer evenings means more outside activities and open windows, there are many residents who go to sleep early (young children or those who have jobs that start early like nurses).

Please consider the impact your actions have on your neighbors and the community. By using common sense, we can all enjoy peace and tranquility at Andalusia.

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**.

Community Management Services, Inc.
Steve Huff, Association Manager
email: andalusia.sghuff@gmail.com
Customer Service (M-F, 8:30AM – 5:30PM): 408-559-1977
After-hours (nights, weekends, holidays) emergency: 408-975-2840