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# ANDALUSIA ORACLE

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## Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, January 27, 2010 and February 24, 2010 at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Also note that our Annual Meeting will be held on January 27, 2010. Elections for several Board members will be held as well. Please contact Gary Martiny at CMS if you are interested in running for a Board member position.

## Fire Alarm Inspections Dec. 1 and 2

Our annual fire alarm inspections will be occurring on December 1 and 2 (Tuesday and Wednesday), so don't be surprised if you hear these alarms. Notices will be posted shortly, and the inspectors will need to verify that the alarms sound in your unit.

***You must be home during the evening between 5:30PM and 8:30PM on your scheduled day to provide access to the inspectors. Failure to have your home inspected results in an automatic \$50 fine and forces the inspectors to re-schedule another test.***

## Please Conserve Water

While recent rainfall has provided a good start to the year-to-date totals, long-range weather forecasts point to less-than-average rainfall in the coming months. Anything we can do to reduce our daily use

of water will make a big difference in our water usage bill. The Alameda County Water District has already increased their rates by about 10% and further increases are expected for 2010, so we all need to be conscious of our water use.

Shorter showers, running dishwashers and washing machines only when full, fixing leaking faucets and toilets, less toilet flushing, etc., are just a few of the things we can do without much sacrifice in our daily lives.

## 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 garbage or refuse spills.

Allied is making progress addressing these issues, but our residents contribute to the problems 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 trash that exceeds the capacity of your containers, you can ask a neighbor who has extra space for permission to use their containers, or you can call Allied Waste Management in Fremont for instructions.

With the holidays coming, please be mindful of how much you put in your

containers, and ***don't forget to separate your recyclables!*** By working together, we keep Andalusia neat and clean.

### **Hot Water Heater Fixes Complete**

Regis Homes has completed major changes to the hot water heater systems for Buildings 5, 6, 10, 11 and 12.

All affected buildings have had the plumbing around the heaters totally redone to improve servicing and down time.

The water heater closets have also been totally rebuilt and look brand new.

Buildings 5, 10, 11 and 12 have had new state-of-the-art hot water heaters installed.

We thank Regis for standing behind its building warranty and working with us in a very professional way.

### **Limited HOA Earthquake Insurance Coverage**

Your HOA insurance policy provides for up to \$5 million coverage for damage and

losses in the event of an earthquake. The cost of providing this insurance coverage is over \$40,000 a year.

\$5 million will cover a significant amount of damage, but if property damage is extensive and results in a total loss, this \$5 million coverage will provide for only about one-third of what will be needed to repair the damage.

In the event of a major earthquake that severely affects Andalusia and causes more than \$5 million in damage, the most likely result will be ***a special assessment*** on all owners to make up the shortfall so that the community can be rebuilt.

You can protect yourself against having to pay this special assessment by talking to your insurance agent about adding "loss assessment" insurance to your existing homeowners policy. Typically, you can get \$50,000 in coverage for about \$10-20 per year as an add-on to your homeowners policy, if it is not already included.

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