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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 Thursday, January 26, 2012, and Thursday, February 23, 2012, at 7:00PM in the Recreation Center. **Please note the day and date of the Board meeting has changed to the 4<sup>th</sup> Thursday for 2012.** Mark your calendars and feel free to come. *(the calendar on the web site has all meeting dates)*

## 2012 Annual Meeting

Please mark your calendars for our Annual Meeting that is scheduled for 6:30PM on Thursday, January 26, 2012. More information will be provided as we get closer to the date. Ballots and other information will be sent by mail in early January.

## Gutter Cleaning - Week of Dec 12

Our annual gutter cleaning is scheduled to take place during the week of December 12.

Please make sure your patios and balconies are cleared of any obstructions so the cleaning crew can easily move their ladders into position.

## Annual Fire Alarm Test

The annual Fire Alarm Systems Testing and Inspection that is required by the City of Fremont Fire Marshall's office is scheduled for December 5 and 6, 2011. Every Andalusia resident needs to cooperate with this essential safety test - please don't risk your safety and the safety of your neighbors

by not being available.

The tests will be conducted on the following dates for each building:

### **Monday, December 5, 2011**

Buildings: 1, 2, 5, 6, 7, 10 and Clubhouse  
Time: between 5:00PM – 8:30PM

### **Tuesday, December 6, 2011**

Buildings: 3, 4, 8, 9, 11, 12, 13 and Guard Shack  
Time: between 5:00PM – 8:30PM

It is very important that we have your cooperation in providing access to your residential unit *including your garage* for the duration of the 5:00PM – 8:30PM scheduled testing and inspection period.

**IF YOU ARE NOT AVAILABLE AND THE TEST CANNOT BE PERFORMED ON YOUR SCHEDULED DAY, AN AUTOMATIC \$50 FINE WILL BE ASSESSED TO THE UNIT'S OWNER.** IN ADDITION, YOU WILL BE REQUIRED TO BE HOME DURING THE SEMI-ANNUAL TEST THAT WILL TAKE PLACE IN JUNE 2012.

NOTE: During testing, the audible devices in your unit may sound multiple times - *and it is quite loud!*

The testing and inspection schedule is designed to minimize the time on site and inconvenience to Andalusia owners and residents. We therefore ask that you be present when the inspectors are at your building. PLEASE - NO SPECIAL SCHEDULING REQUESTS . . .

If you need to make arrangements with a neighbor to provide access to your residential unit, please leave a note on your door advising who Statcomm personnel should contact during the testing period.

Thank you for your cooperation.

### Camphor Tree Removal

As you may have noticed, there are several camphor trees throughout our complex whose roots have begun to “lift” sidewalks and landscape borders. These trees were unfortunately planted too close to building walls, and have grown very large over the years. Based on the large ground-level roots, we are concerned the roots are reaching under the building foundations, and may have also begun to impact water pipes.

While it is sad to think of removing these large, shade-producing trees, the reality is that they are causing damage and will have to be removed. They will be replaced with smaller, less invasive trees that are more appropriate to the space and proximity to our buildings.

The Board has approved the first phase of the removal, which is limited to ten trees by the City of Fremont.

This project will be noisy and messy, since concrete has to be removed before the trees can be removed, but we will try to minimize the impact to all residents. Once the plans are finalized, we will communicate the specific trees to be removed and their exact locations.

### Pool and Spa Re-plastering

As is common with all pools and spas that are used regularly, the surface needs to be

re-plastered every 7-10 years to stop any seeping to the structure and to smooth any rough areas, and to remove any discoloration caused by hard water deposits.

At the October Board meeting, the re-plastering of the pool and spa was approved. This will take approximately a week to complete, and hopefully will be done before the winter rains start.

### Handicapped Parking Spaces

The Board reached agreement at its last meeting on the appropriate use of handicapped parking spaces for all guests and residents.

In early December, we will communicate the new policy that will go into effect January 1, 2012.

### Clean Up After Your Pets!

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

### 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**