
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors, after the January 28 Annual Meeting, are scheduled for Wednesday, February 25, 2009, and Wednesday, March 25, 2009, and Wednesday, April 22, 2009, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Annual Meeting & Elections

Our Annual Meeting will take place Wednesday, January 28, 2009, at 6:30PM in the Recreation Room. All owners should be in attendance for status reports of Board activities over the past year and those planned for the future year. Your questions about any HOA matter can be answered at this time.

Three Board Members are up for re-election: Steve Huff, Vice President, John Burnett, Treasurer, and Jeff Callo, Director.

Election Ballots have been mailed to each owner, and must be returned in order to re-elect the Board Members. **If we do not get at least 50% of the ballots returned, we cannot elect new Board members. Please mail in your ballots immediately if you have not already done so!**

Board Director Needed

We also have an additional Board

opening with no one to fill it. **Please consider making a difference at Andalusia by serving on our Board.**

It is not time-consuming or difficult – in fact, it takes only three hours or less per month. And it is a privilege to serve our beautiful community and its residents.

We need to receive a brief biography or resume of your experiences, education, etc., and why you believe you are qualified to serve.

This information needs to be received by Gary Martiny at CMS **as soon as possible**, and no later than the day of the Annual Meeting, Wednesday, January 28, 2009.

Quiet Hours 10PM – 8AM

Quiet time hours are between 10:00PM and 8:00PM. (See Section 7 of the “Residents Handbook” on the web site.) Please monitor your activities during this time to reduce excessive noise from your unit, such as extensive late night cleaning, loud music or TVs, parties, etc.

We need to be sensitive to everyone's right to have peace and quiet in the late evening and early morning hours. Your cooperation will be appreciated.

Garage Door Maintenance

Another source of potential noise is your garage door. Since the tracks of the door are mounted underneath the floor

of the unit above your garage, any grinding noise caused by improper lubrication or worn-out parts in the door or door opener will vibrate through the floor and into the unit above. This can be an annoyance to your neighbor when the door is opened late at night or early in the morning.

Please make sure your garage door is lubricated on a regular basis – besides being quieter, it will prolong the life of the mechanism before it needs to be replaced.

Here are a few companies who can perform the necessary maintenance and lubrication. Note that they can typically respond in 24-48 hours of your request, and that the prices include travel time.

Campbell Overhead Door - \$75
408-370-7968

Chandler Garage Door - \$80
510-657-8700

Door Doctor - \$75
925-484-4291

Jarvis Garage Door - \$70
510-791-5094

Mid-Valley Door - \$79
925-371-0496

Please Keep Spa Covered

In order to keep our gas heating costs down and leaves and dirt out of the spa, we ask you to please remember to put the blue cover back on the spa when you are finished.

Parking Regulations

As you know, each residence or unit at Andalusia is entitled to two parking spaces: an enclosed garage space and an outside numbered space. This is clearly stated in the deed to each owner's property and in the Andalusia CC&Rs that you receive at the time you purchase your property.

If you rent your property, your tenants must be made aware of the fact that each residence is limited to two parking places regardless of the number of people who live in the residence and the number of cars they may have.

Cars parked in Guest spaces on a regular basis will be towed at the owner's significant expense – it's over \$300 to get your car back. Our guest spaces need to be available for guests, and those residents following the rules expect the HOA to have them available for their guests.

Community Management Services, Inc.
1935 Cry Creek Road, Suite 203
Campbell CA 95008-3631
Tel: 510-791-2630, 408-559-1977, 650-961-2630
Fax: 408-559-1970
After-hours emergency: call 408-975-2840
gmartiny@communitymanagement.com