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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.

## Annual Meeting

Please plan to attend our Annual Meeting on **Wednesday, January 27 starting at 6:30PM** in the Recreation Center. All **Owners** are invited to attend this important meeting held only once each year.

The Board of Directors and CMS Property Management will be reporting on the progress made over the past year, and will answer any questions you may have about HOA matters.

You will also witness the opening and counting of ballots for the three Board Director positions.

## Return Annual Ballots Promptly

Every year, we have difficulty obtaining the number of ballots we need from our owners to officially elect Board Directors.

It takes just a few minutes to fill out and return your ballot in the pre-paid envelope provided.

Ballots must be mailed to CMS - they cannot be given to any association or board member. This ensures that the ballots remain secret and valid.

Please show respect for the people willing to freely serve our community by mailing in your ballot as soon as you receive it.

This will be greatly appreciated and reduce the time needed to follow up with those who do not comply.

## Keep The Spa Warm

When you are finished using the spa, please put the cover back on. This not only reduces heat loss, but it also keeps dirt and leaves from getting in.

## Safety and Security

A word about security in our community: we are a gated complex and, while the gates and the walls surrounding our site make it more difficult for people to enter, anyone who really wants to get in can do so. We have recently been notified that solicitors have been seen in the complex.

Solicitors who enter our complex (even if just conducting a survey) are trespassing - the sign on our front gate clearly states, "No Soliciting". One exception to this will be the US Census employees who will be coming around in early 2010 - they have been previously approved for entry into our complex.

If someone you don't know is knocking on your door for whatever reason, you don't have to answer the door. If you do, and find they are a sales person or survey taker, you can inform them that this is a

private complex and no soliciting is permitted.

You can then call the ***Fremont Police (510.790.6800)*** and let them know we have trespassers on our property who appear to be creating trouble, and that you are concerned about your safety or the safety of others.

### **Monthly Assessments Due the 1st**

A small number of owners occasionally ask to be excused from having to pay late fees for payments received after the 15th of each calendar month.

The Board cannot and does not make any exceptions in excusing these late fee charges. Cash flow is extremely important for the HOA in order for it to meet its financial obligations.

As a reminder, the HOA policy is that all assessments are due by the 1st of each month, **and they are considered late if they are received after the 1st of each month.**

A fee of 10% is charged as a late fee if we have not received payment by the 15th of

each month.

Homeowners are responsible for insuring timely payment, including any time required for mail delivery.

We urge all homeowners to use the automatic payment feature or automatic recurring payment feature of your online banking system. If you decide to use the mail, the risk is yours.

### **Satellite Antenna Installations**

We would like to remind everyone of the requirements for satellite TV antenna installations.

The dish-shaped antennas must be mounted on a tripod on a balcony or patio. They cannot be attached to any surface, including roofs, walls, or floors.

In addition, the antenna must not extend above the height of the roofline. Andalusia has beautiful architecture and the HOA intends to preserve it for everyone's pleasure. The guidelines are also in place to reduce the problems caused by punctures to surfaces when mounting the antennas.

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