
ANDALUSIA ORACLE

Annual Meeting January 26, 2011

We will have our Annual Meeting on Wednesday, January 26, 2011, in the Recreation Center. Registration begins at 6:45PM, and the meeting starts promptly at 7:00PM.

Please make sure you return your ballots to CMS by January 25, 2011. If you can't mail the ballot so it arrives in time, please bring your ballot to the Annual Meeting.

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, February 23 and March 23, 2011, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Reserve Study Results

We received our final reserve study results from Barrera and Company, the outside auditing firm that performs these complex studies.

The results indicated we have significantly increased our reserves from **31% to 48% of the recommended funding level** as of September 30, 2010.

The forecasts indicate that if we increase the amount going into reserves by 3% each year, we will have between 48% and 54% of the recommended funding level over the next five years.

The Board will continue to focus its efforts to conserve costs wherever it can in order to

increase our reserves.

Based on this study, we are close to \$600,000 below the 100% funding level. But we currently have over \$500,000 in reserves, which is more than sufficient to cover any current or short term needs.

Landlords Should Inspect Monthly

We have recently experienced major damages in properties that are being leased.

In most cases, the problems are water damage due to leaks from showers, toilets, faucets, sinks, etc.

Landlords need to be inspecting their properties **on a regular basis** to insure against unnecessary damages and to make timely repairs.

The plumbing issues are the ones that put owners at highest risk.

Noise Complaints

We have experienced increases in noise complaints from residents, probably as a result of holiday parties.

It is important to remember that Quiet Hours are **10PM to 8AM every day, including holiday periods...no exceptions!**

Owners are subject to fines for either owners or tenants not being in compliance.

At a minimum, if you are going to hold a party that goes on after 10PM, as a courtesy, you should inform your neighbors and let them know you intend to keep the

noise level under control.

We all desire to live in a place that respects everyone's right to peace and tranquility.

Trash Containers Need Address ID

All garbage and recycling containers should be marked in ink or with stick-on numbers with your address number on them.

This will protect you from losing them and will also help us identify those containers not being filled properly so we can contact you.

Do Not Overfill Trash Containers!

Garbage and Recycle Trash Containers will **not be picked up by Allied Waste if they are overfilled**. This policy was put in place in late 2009.

All container lids must fit securely over the container to avoid spills that deface our property.

All **Garbage** (but not recycled materials) must be placed in plastic bags that are securely tied.

Allied Waste will leave a note on the trash container when it is not picked up because of overfilling.

Also, Allied drivers will be responsible for

any trash that spills over when they empty the containers.

If you have large amounts of cardboard to be recycled, all cardboard should be flattened and tied in a bundle. The bundle should then be placed or leaned against the gray recycling container.

Call CMS For All Service Needs

CMS provides Andalusia with 24-hour, 7-day-a-week coverage for all emergency and other service needs.

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**.

After hours, CMS assigns an experienced Property Manager to handle all calls for Andalusia as well as its other member associations.

It is important not to email or expect other Board Members to follow up on a service need, since they are not available on a 24x7 basis. It is fine to email or contact a Board Member about the problem after you have called CMS.

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