
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, January 28, 2009, and Wednesday, February 25, 2009, at 7:00PM in the Recreation Center. There will be no meeting in December due to the holidays. 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 will be 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.**

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 no later than Friday, December 19, 2008.

Gutter Cleaning

Bright Outlook will be cleaning our gutters during the week of Monday, December 15 to Friday, December 19. The trees that impacted our gutters and roofs were pruned the week before.

Balcony Maintenance & Repair

At its last meeting, the Board approved a quote from Silicon Valley Builders Group to recoat most of the membrane decks that we have for Existing Unit residences. New Unit residences are not involved.

The total cost exceeds \$60,000 so rather than spend all of this money at one time, the Board agreed to have the work performed at two different times in order to spread the costs out over a longer period of time. One half of these existing units (in buildings 4, 8, 9, and 13), the decks will be done starting in

April 2009. The other half (in buildings 1, 2, 3, and 7) will be done starting in September 2009. This means payment for the second half will take place in the new budget year that starts in October 2009.

Silicon Valley Builders Group will notify all residents of the work to take place well in advance so all decks can be cleared and available for the recoating work.

No Butts, Please!

We are seeing an increase in the number of cigarette butts left on the streets and in the landscaping of Andalusia. This is definitely a problem for all concerned because of the cleanliness, health, and appearance issues that it causes.

If you are a smoker, please do not leave your butts in any of our common areas.

If you are a resident who sees a smoker leaving butts in the common areas, please feel free to politely ask the person to stop doing it.

Be Careful With Decorations

As you consider putting up holiday decorations and lights, please remember that ***you may not use*** any fastener (nails, screws, glue, etc.) that penetrates or damages the external stucco of your unit.

You may wish to attach decorations or

lights to your balcony railing, but please use only plastic "zip" fasteners or twist ties - no duct tape or electrical tape, as these leave a sticky residue when removed and can damage the paint.

Lastly, please take down your decorations by the middle of January 2009. While the holiday spirit is nice, reminders of it in February or March only detract from the value of our community.

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.

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