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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.

Please note that there is **no Board Meeting in December** due to the holidays.

## Annual Meeting

Please plan to attend our Annual Meeting on **Wednesday, January 27 starting at 6:30PM** at 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.

## Three Open Board Positions

It is an honor and a privilege to serve on the Andalusia Homeowners Association Board of Directors.

Directors serve on key committees that oversee all aspects of common ownership, and make the key decisions regarding how we should be spending and raising the funds to sustain our community.

It takes only a few hours per month to serve, but we currently have just a few owners willing to serve in this capacity.

Please consider serving Andalusia HOA by submitting your brief resume of experiences and reasons you would like to serve.

Send your request to Gary Martiny (email: [gmartiny@communitymanagement.com](mailto:gmartiny@communitymanagement.com), or regular mail: Gary Martiny, Community Management Services, 1935 Dry Creek Road, Campbell, CA 95008-3631) **no later than Saturday, December 26, 2009** to be placed on the ballot.

## 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.

You should be receiving your annual ballot

during the first week of January.

### Toilet Tank Top Talk

If you have a toilet tank top that cannot be removed, and you live in a New Building (5, 6, 10, 11, or 12), then you should contact **Alan Craft of Regis Homes at 650.377.5722** to have this problem corrected. Because the tank top cannot be easily removed, it is difficult to service the toilet for any problems including leaks.

Water is very expensive and in short supply, so please make sure your toilets do not have this problem. Regis will fix the toilets at no charge as part of its 10-year homeowners warranty.

### 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.

### Hot Water Heater Fixes Complete

Regis Homes has now completed the hot water heater improvements in New Buildings 5, 6, 10, 11 and 12.

In addition to providing new water heaters for four of these buildings, Regis totally replaced all piping around the heaters and re-positioned the water heaters so that they can be easily serviced in the future directly from within the closets, without the need to enter anyone's garage.

Regis also replaced the damaged dry wall and repainted the closets.

Since these changes have been made, we have not experienced any leaks or lack of hot water as we had in the past.

**Community Management Services, Inc.**  
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