
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, June 27, 2009, Wednesday, July 22, 2009, and Wednesday, August 26, 2009, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Balcony Resurfacing

Silicon Valley Builders has started resurfacing the membrane balconies in Existing Buildings 4, 8, 9, and 13.

The work should be completed by Thursday, June 18, 2009.

We plan to do the other four Existing Buildings 1, 2, 3, and 7 in September of this year.

New Buildings do not require this resurfacing, since those balconies are concrete.

Spa and Pool Certified

New pool and spa drain covers were recently installed by Bull Frog (our pool service provider), and the covers were certified as being in compliance with the Federal laws by the Alameda County Environmental Health Department on June 2, 2009.

Finishing this process was not easy, but Board Director Steve Huff was able to work through the bureaucracy and get the job done for us. Great job, Steve!

Gas Water Heater Update

Timer devices for hot water recirculation are to be installed in New Buildings 5, 6, 10 and 12 about June 8, 2009.

New Building 11 and Existing Building 3 already had the timers installed as part of our pilot test project to save energy.

The timers will be set to shut down hot water recirculation between the hours of 11:30PM at night and 4:00AM in the morning. During this time, should you need hot water, it will take a little longer for the hot water to get to your faucets.

The Board agreed to invest (\$2500 total) in these devices for New Buildings because New Buildings consume twice as much energy to generate hot water compared to the Existing, older buildings.

We have experienced as much as a 40% reduction in energy consumption with the timer device being installed in New Building 3.

Monthly Assessments Due the 1st

A small number of owners occasionally request being 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.

New Building Number Signs

We have recently made several changes to the signs in the complex that should make it easier to find addresses.

Building 13 had no building or address sign, and now has one (at the southwest corner).

The street in front of the water fountain at Del Oro is now clearly signed as "Marbella".

Further north on that same road, where it intersects with Avila, it is now clearly signed "Marbella" (previously there was no sign for the street).

And lastly, the Existing Building numbers on the address signs have now had a decal placed on them to show the correct Building number.

Recreation Center Changes

We have cleaned out the storage room in the Recreation Center so we no longer have a safety hazard (the fire sprinkler riser was blocked).

We removed the hot water heater that had not been working for the past two years, and recovered storage space.

We then added a 6-gallon electric hot water heater below the kitchen sink so hot water is now available.

We can once again thank Steve Huff for getting this work done for us.

Sweep The Cobwebs...Please!

Several residents have asked the HOA to clean up the cobwebs that are visible on our walls, ceilings, balconies, etc.

The HOA does not provide for these services, but that does not mean that residents cannot sweep these away on their own.

Please feel free to use your brooms and extended poles to clean up these pesky webs. If you are careful, you may also use a hose to wash down the wall surfaces as well.

The cleaner we look, the better we all feel.

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