
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, June 23; Wednesday, July 28; and Wednesday August 25, 2010, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Guest Parking Is For Guests Only

We continue to have residents who park vehicles in Guest parking spaces. Other residents then complain to the HOA that there are no spaces for their guests, and that we should be enforcing the rules more effectively.

Recently, the Board has implemented a revision in the notifications given to parking violators. For the first violation, there will be a notice of fines for future violations; a second violation results in an automatic \$50 fine placed in your account, and a third violation is an automatic \$100 fine. If there is a fourth violation, the vehicle will be towed automatically without further notice by AA Wheat at a cost of \$300. In addition, the vehicle will need to be picked up in Hayward.

Please make sure you do not park in guest parking - the HOA **will** enforce the rules.

Hot Water Heaters In Existing Buildings

The hot water heaters in each of our 8 existing buildings are now over 10 years old. The warranted life on these hot water heaters is only 3 years, and the expected life is only 7 years, so these hot water heaters will probably not last much longer.

The heater for Building 9 failed and was replaced on June 5. If we experience another failure in one of the other 7 existing buildings, the HOA plans to get bids to replace all 7 hot

water heaters in order to obtain substantial discounts. This should also allow us to avoid a sudden, unplanned hot water outage for the residents in the existing buildings.

It costs between \$5000 and \$6000 to replace each of these 100-gallon hot water heaters, and will be paid for out of our reserve fund.

Dogs On Leash And Remove Waste

We have experienced complaints from residents about dogs without leashes jumping up and greeting them unexpectedly. Some people are really concerned for their safety, so pet owners need to make sure their dogs are leashed at all times, as defined in the Resident Handbook, Section 12.

Also, any pet waste must be removed in order to avoid health issues and other problems.

And please don't forget the impact that barking dogs have on your neighbors.

We appreciate pet owner cooperation with the rules and regulations in our complex – these are for everyone's benefit.

Pool and Spa Rules: Know Them!

Warm weather is just around the corner, and the pool was opened over the Memorial Day weekend.

We have a beautiful pool and spa and, as a result, we have problems with people who do not belong at Andalusia using our facilities.

Please remember the following rules - **they will be enforced!**

- The pool and spa are strictly for the use of residents and their invited guests.

- Our facilities are NOT open to the public, and are only available to guests **with a resident being present at all times.**

- Guests are limited to no more than 4 (four).

- Anyone in the pool and spa area can be required to identify the name of the resident and address at Andalusia where they live. They must have a gate key and present it when asked to do so.

- Hours of use are 7AM to 10PM. **No one should be in the pool or spa after 10PM.**

- When you are finished using the spa, please put the cover back on.

We appreciate everyone's cooperation to keep Andalusia facilities for its residents and owners and invited, chaperoned guests . . . ONLY.

Trees On Gallaudet To Be Pruned

Thanks to the efforts of our Board Member and Landscape Committee head, Mohit Bhargava, the trees on Gallaudet that border our property will be pruned for the first time in over 20 years. Those of you with homes facing Gallaudet will be able to see the hills once again.

Mohit was able to obtain a bid from an authorized City of Fremont tree service provider that was more than \$1000 less expensive than other bids.

Please Conserve Water

We thank all Andalusia residents for reducing overall water consumption, since this has kept our costs down. But unfortunately, Alameda

County Water District (ACWD) has announced an 8.8% cost increase effective January 1, 2010.

The HOA currently spends over \$30,000 a year for water for its residents – this not only includes landscaping, swimming pool, and spa, but also personal use (drinking, cooking, cleaning, bathing) inside your unit.

Please do whatever you can to reduce your usage – it helps both the environment and the HOA.

Ready, Set, Recycle!

From June 21 through July 31, Dublin and Fremont residents will have the chance to win cash and prizes by keeping recyclables and compostables out of their trash.

StopWaste.Org's **Ready, Set, Recycle** contest works like this: on your regular collection day, troops of prize providers will randomly select garbage carts and sort the contents into three categories: recyclables, compostables and garbage.

Five residences from each city that have the least amount of recyclables and compostables in the garbage relative to the whole cart will be declared as winners. They will win \$50 in cash or gift cards and the very best recycler from each city's group of winners will receive an additional \$250 cash prize.

Visit "www.ReadySetRecycleContest.org" for complete rules or to opt out of the contest. You can also enter to win a \$15 gift card simply by making an online waste reduction pledge.

Community Management Services, Inc.
Steve Huff, On-Site Property Manager
Customer Service (9AM – 5PM): 408-559-1977
After-hours emergency: 408-975-2840