
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, May 26, 2010; Wednesday, June 23, 2010; and Wednesday, July 28, 2010 at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

New On-Site Property Manager

Long-time Andalusia resident **Steve Huff** has been appointed On-Site Property Manager for Andalusia HOA, succeeding Gary Martiny.

Steve can be reached by calling **CMS at 408.559.1977** during normal working hours or by email (andalusia.sghuff@gmail.com).

CMS will always be your first point of contact in reaching Steve by phone. CMS will forward any service requests it cannot handle on its own to Steve for follow-up.

CMS will continue to provide all administrative support (resident billing, invoicing, accounting, etc.) for Andalusia – they are doing a great job for us.

We made this change in order to have a skilled person on-site when dealing with resident needs and vendor coordination.

The On-Site Property Management position is a paid position. Since Board Directors cannot be compensated, Steve has officially resigned his position as Vice President and Board Director as of Saturday, May 1, 2010.

Steve's compensation does not increase our

monthly management costs, as his salary has been deducted from what we normally pay CMS.

Tree Pruning On Gallaudet

At our Board meeting in April, we agreed to obtain multiple quotes for pruning the trees that line our property along Gallaudet.

These trees are now over 20 years old and, to our knowledge, have never been pruned. Several residents have complained about these trees getting too overgrown.

The Board has tried for the last two years to get the City of Fremont to prune these trees. Unfortunately, the City will no longer provide any tree services unless an overgrown tree presents potential damage to people or property.

These trees add greatly to our appearance as a first-class property, so we need to find out what is necessary to take care of them, as well as reduce concerns from residents.

Board Director and Landscape Chairman Mohit Bhargava is identifying potential tree-trimming companies for us.

Pool and Spa Rules: Know Them!

Warm weather is just around the corner, and we anticipate opening the pool around Memorial Day (May 31).

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.**

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

Keep The Spa Warm

When you are finished using the spa, please put the cover back on. This not only reduces heat loss, but also keeps dirt and leaves out.

Guest Parking 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.

All violators are subject to having their vehicles being towed 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.

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.

It is extremely important to conserve water whenever you can, both to reduce ongoing HOA costs and to help the environment.

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.

Owners, Please Inform Your Tenants

The current housing market has caused a significant increase in the number of units in Andalusia that are being leased. The HOA needs to have tenant contact information (phone numbers and email addresses) in order to keep them informed about community matters.

More importantly, all owners need to provide their tenants with a copy of the **Residents Handbook** for Andalusia. This will help avoid potential problems for which all owners are ultimately responsible. This includes parking regulations, recycling and garbage can requirements, fire alarm inspection procedures, and swimming pool and spa regulations.

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