
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, May 25, and Wednesday, June 22, 2011, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come. *(the calendar on the web site has all meeting dates)*

Pool and Spa Rules: A Reminder

Warm weather is just around the corner (hopefully), and the pool is scheduled to open 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.

Pool and Spa Area Etiquette

While we're talking about the pool, please keep in mind the following so that the pool and spa area remains neat and clean for everyone.

- Clean up all trash when you leave, and don't forget your towels and clothes
- No alcoholic beverages or glass containers in the pool area
- Put the chairs and lounges back where they were originally

Pest Extermination Services

As defined in our CC&R's, the Association provides for termite (wood destroying pests) and rodent extermination.

All other pest problems are the owner's responsibility to treat. These kinds of pest problems include, but are not limited to: ants, spiders, silverfish, roaches, bees, wasps, etc.

The Association has an agreement with A-Pro Pest Control (408.559.0933) to provide

treatment for our residents for a very small charge of \$25 per visit.

Quiet Hours Are 10PM – 8AM Daily

Please remember that as of 10PM each evening until 8AM the following morning, quiet hours are in effect.

The following should **NOT** be occurring after 10PM:

- loud music, TV, or radio;
- loud phone or personal conversations;
- loud parties;
- home repair or car maintenance

Please consider the impact your actions have on your neighbors and the community. By following this requirement, we can all enjoy peace and tranquility at Andalusia.

Semi-Annual Fire Alarm Test

The semi-annual Fire Alarm Systems Testing and Inspection that is required by the City of Fremont Fire Marshal's office is scheduled for May 26, 2011. This is mentioned here purely for your information – no action is required unless you have been contacted by Statcomm.

Landlords Should Inspect Monthly

We have recently experienced major damages in properties that are being leased.

In most cases, the problems are water damage due to leaks from showers, toilets, faucets, sinks, etc.

Landlords need to be inspecting their properties **on a regular basis** to insure against unnecessary damages and to make timely repairs.

The plumbing issues are the ones that put owners at highest risk.

It's Duck Season!

Ahh, spring: flowers blooming, new leaves on trees – and ducks in our pool. As in past years, these Mallards seem to think Andalusia is their private spa. Unfortunately, they don't pay HOA dues and don't clean up after themselves.

Please feel free to "encourage" them to find another place to play. We have found nothing mechanical or physical that reliably deters them. If you have ideas or know of other ways we can keep them out, please let Steve Huff or a Board member know.

Call CMS For All Service Needs

CMS provides 24-hour-a-day, 7-day-a-week dispatch coverage for all service needs, including emergencies.

The number to call during **normal business hours is 408.559.1977** (Monday – Friday, 8:30AM to 5:30PM).

After regular business hours (that is, nights, weekends, and holidays), the number to call is **408.975.2840**.

After regular business hours, CMS assigns an experienced Property Manager to handle all calls for Andalusia as well as its other member associations.

It is important not to email or expect other Board Members to follow up on a service need, since they are not available on a 24x7 basis. It is fine to email or contact a Board Member about the problem after you have called CMS.

Community Management Services, Inc.
Steve Huff, Association Manager
Customer Service (M-F, 8:30AM – 5:30PM): 408-559-1977
After-hours (nights, weekends, holidays) emergency: 408-975-2840