
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, February 25, 2009, and Wednesday, March 25, 2009, and Wednesday, April 22, 2009, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Annual Meeting

Our Annual Meeting was held on January 28, 2009. Here are the results of the voting:

- Jeff Callo and Steve Huff were reelected to their positions
- The IRS Resolution allowing excess operating funds to be placed in the reserves was passed

Various reports on the activities of the community and Board were presented, and questions from the homeowners in attendance were answered.

Please Conserve Water

It looks like we will have another year of reduced rainfall, so anything we can do to reduce our daily use of water will make a difference, especially to our water usage bill.

Shorter showers, running dishwashers and washing machines only when full, fixing leaking faucets and toilets, less toilet flushing, etc., are just a few of the things we can do without much sacrifice in our daily lives.

Board Director Needed

We still have an additional Board opening. **Please consider making a difference at Andalusia by serving on our Board.**

It is not time-consuming or difficult – in fact, it takes only three hours or less per month. And it is a privilege to serve our beautiful community and its residents.

Please send an e-mail to Ron Shore with a brief biography or resume of your experiences, education, etc., and why you believe you are qualified to serve.

Annual Fire Alarm Inspections

We thank all of you who made yourselves available on December 9 and 10 for the annual fire alarm inspections that are required by law, and, more importantly, that provide fire safety for ourselves and others who live in the same building.

There were a small number of residents who were not home at the time these inspections took place. These residents are receiving letters informing them of non-compliance and the requirement to set up appointments with our service alarm vendor to have these inspections completed at their own cost.

Quiet Hours 10PM – 8AM

Quiet time hours are between 10:00PM and 8:00PM. (See Section 7 of the “Residents Handbook” on the web site.)

Please monitor your activities during this time to reduce excessive noise from your unit, such as extensive late night cleaning, loud music or TVs, parties, etc.

We need to be sensitive to everyone's right to have peace and quiet in the late evening and early morning hours. Your cooperation will be appreciated.

Please Keep Spa Covered

In order to keep our gas heating costs down and leaves and dirt out of the spa, we ask you to please remember to put the blue cover back on the spa when you are finished.

Garage Door Maintenance

Another source of potential noise is your garage door. Since the tracks of the door are mounted underneath the floor of the unit above your garage, any grinding noise caused by improper lubrication or worn-out parts in the door or door opener will vibrate through the floor and into the unit above. This can be an annoyance to your neighbor when the door is opened late at night or early in the morning.

Please make sure your garage door is lubricated on a regular basis – besides being quieter, it will prolong the life of the mechanism before it needs to be replaced.

Here are a few companies who can

perform the necessary maintenance and lubrication. Note that they can typically respond in 24-48 hours of your request, and that the prices include travel time.

Campbell Overhead Door - \$75
408-370-7968

Chandler Garage Door - \$80
510-657-8700

Door Doctor - \$75
925-484-4291

Jarvis Garage Door - \$70
510-791-5094

Mid-Valley Door - \$79
925-371-0496

Gas Hot Water Heater Update

Thanks to the efforts of Neil Chen, we continue to research ways to reduce the gas usage (and costs) of New Buildings so that they are closer to what we experience in our older, Existing Buildings. Neil has been working with engineers at PG&E and an outside contractor to help us identify the causes for the differences.

We now suspect the difference is due to the re-circulating water lines in each type of building. We are going to test this theory by installing a new device in both a New Building and an Existing Building, and see if the results confirm our suspicions.

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