
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, February 23, Wednesday, March 23, and Wednesday, April 27, 2011, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Results from the Annual Meeting

Our Annual Meeting was held on Wednesday, January 26, 2011, in the Recreation Center. The ballots of 61 residents were certified, and eight residents were present.

The Board is very appreciative of those few and very special residents who took the time to come to our annual meeting to show their appreciation and support and learn firsthand about the progress made over the past year.

Jeff Callo was re-elected to the Board, and Matt Cano was elected for the first time.

The annual "Excess Funds Resolution" was passed by a vote of 60 to 1.

After the Annual Meeting, the Board members met in regular session to elect new officers for the upcoming year:

- Ron Shore was re-elected as President
- Jeff Callo was elected Vice-President
- Matt Cano was elected as Secretary
- John Burnett was re-elected as Treasurer and CFO
- Mohit Bhargava remains Director
- Steve Huff continues as On-Site Property Manager

An e-mail contact for each Board member can be found on our web site.

CC&Rs and By-Laws Now Online

The Andalusia HOA web site now has all three of our major documents posted for your use. The CC&Rs and By-Laws were added to the Residents Handbook in a dedicated section entitled "Handbook, CC&Rs & By-Laws". The tab for this section is on the left side of the web site.

You can view and/or print these important documents or pages whenever needed for your purposes.

Satellite TV Installation Requirements

We are receiving requests for Dish Antenna installations so we want to remind everyone of the regulations for proper installment. Andalusia has beautiful architecture, and the HOA intends to preserve it for everyone's benefit.

The guidelines are also intended to reduce the problems caused by punctures to common area surfaces when mounting the antennas.

- A dish antenna must be mounted on a tripod that is placed on the floor of a balcony or patio.
- It cannot be attached to any floor, wall, or roof surface, or any chimney, balcony railing, roof eaves, or rain downspouts.
- A dish antenna may not extend above the roofline of your unit.

- Cables from the dish antenna may not be attached to any floor, wall, or roof surface, and may not be visible.

We appreciate compliance to these requirements.

It is important for our appearance and for minimizing the damages caused by punctures to exterior surfaces.

HOA and Owner Repair Items

We are often asked to explain which items are to be maintained by the Association versus those that are to be maintained by owners.

In the **CC&Rs on page 16, Article V, Section 5.1 A. Maintenance**, there is a clear list of those items that the HOA will maintain.

In the **CC&Rs on page 39, Article IX, Section 9.7 Owners' Right and Obligation to Maintain and Repair**, you will find the items that each owner will maintain.

It is highly recommended that all owners read these two sections to familiarize themselves with mutual responsibilities. These two sections are what the HOA uses as its guideline to determine which party is responsible.

Items for maintenance that oftentimes are confusing are smoke detectors, doorbells and chimes, and garage door openers. All of these are the owner's responsibility.

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.

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