
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, April 22, 2009, Wednesday, May 27, 2009, and Wednesday, June 24, 2009, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Please Chase Those Daffy Ducks!

If you happen to see a pair (or more!) of contented Mallard ducks around or in our swimming pool, please feel free to chase them away.

Although it is pleasant to see such a lovely example of nature around our pool, unfortunately the droppings are not healthy for us, and create clean-up issues as well.

So please chase the ducks when you see them – you can use the pool brush or hook to chase them, and it's great exercise!

Open House Security Guard

If you intend to conduct an Open House as you try to sell your home, please remember that you must contact Gary Martiny at CMS to have a Security Guard provided.

The cost is \$100 per open house day and Gary must receive your check one week in advance of your intended date. Failure to provide a Security Guard for an Open House will result in an

automatic \$100 fine to the homeowner and removal of the Open House signs by the HOA during the time the Open House is being conducted without HOA authorization.

A guard is required in order to allow people to enter our complex without receiving a gate code, to protect the gates and other property from being damaged, and to direct people to the open house and guest parking.

Having a guard for the Open House also enhances our image as a complex that is being run in a very professional way - it can add to the perceived value of living in a gated, safe, beautifully maintained community. Why wouldn't they want to live here?

Spa and Pool Safety Changes

New Federal Laws that went into effect in December 2008 require physical changes to our spa and swimming pool drains to prevent the potential injury from them as a result of excessive pressure. Bull Frog, our pool service provider, is currently working on installing all required new equipment that meets new code and certification requirements.

All changes required by law must be made by June 1, 2009 or the Alameda County Environmental Health Department will shut down swimming pools and spas that don't comply. Andalusia will be in compliance well in

advance of this date, and we can thank Steve Huff, our Committee Head and Board Director, for staying on top of this very important issue for us.

Building Water Shut-off Procedure

Occasionally, a resident may need to turn off the water in his/her entire **building** (which affects all of the residents in the other seven units) in order to make plumbing repairs or changes. This is made necessary because there may not be an in-unit shut-off, or it is defective.

If you need to shut off the incoming water in your building, you need to make sure each resident is informed **at least 48 hours in advance**. The best way to do this is to **leave a note on each unit's front door** that informs the residents of the day and time frame when the work is expected to be done. It is not fun for anyone to need to take a shower or do laundry and suddenly find no hot water.

Of course, emergencies are different, and you will not have time to write notes for each unit, but this should always be the exception.

Very soon, we will be placing a white plastic tag on each building's incoming water valve. This will make the valves easier to identify in case you need to shut it off in an emergency.

Please Conserve Water

While recent rainfall has improved the year-to-date totals, we are still having a less-than-average year, 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.

Spa Timer and Emergency Switch

Someone recently turned off the Emergency Switch that controls our spa and swimming pool pumps, thinking it was the spa timer.

If water does not constantly flow through the pumps, mold and mildew will start to form.

We have now clearly labeled the Spa Timer and the Emergency Switch to help reduce the chances of the Emergency Switch being used instead of the Spa Timer.

The Emergency Switch should only be used in an emergency - please don't use it to turn off the spa!

Community Management Services, Inc.
1935 Cry Creek Road, Suite 203
Campbell CA 95008-3631
Tel: 510-791-2630, 408-559-1977, 650-961-2630
Fax: 408-559-1970
After-hours emergency: call 408-975-2840
gmartiny@communitymanagement.com