
ANDALUSIA ORACLE

Next Board Meetings

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

Andalusia-HOA.org

Our web site has valuable information for all residents, and many are unfamiliar with it or rarely check it out.

For example, you can find recommended vendors for service that you may need, past newsletters, Board minutes, our Residents Handbook – and some great photos.

Every owner and resident of Andalusia should become familiar with our web site and its convenient and valuable information.

Try it – we're sure you'll like it!

Please Chase Those Daffy Ducks!

If you happen to see one or more 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.

These ducks seem oblivious to the red ball floating in the pool, so please “encourage”

the ducks to leave when you see them – it's great exercise!

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 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.

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.

Keep The Spa Warm

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

Talking Trash... No Overfilling!

We have been continuing to work with Allied Waste Management to improve its servicing of our community. Issues have been oil leaks, cans not left upright, and spills from both garbage and recycling containers.

Allied is making progress addressing these issues, but our residents contribute to the problem when they overfill their containers.

Your HOA has agreed with Allied that ***no overfilled containers are to be picked up by the drivers.***

If you have garbage or recyclables that exceed the capacity of your containers, you can ask a neighbor for permission to use any extra space in their containers, or you can call Allied Waste Management in Fremont for instructions or an additional pickup.

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 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.

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