
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, April 27, and Wednesday, May 25, 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*)

Carbon Monoxide (CO) Detectors

As was discussed in last month's newsletter, the State Legislature recently passed a law that will require all residential units to have carbon monoxide (CO) detectors installed no later than **January 1, 2013**.

The Board explored the possibility of a group purchase for homeowners in order to obtain a potential discount on these devices. But it's just as cost effective to order these online, and your local hardware store (Lowe's, Orchard Supply, Ace, etc.) will have these as well. Typical prices are in the \$20-30 range.

On the **Amazon.com** web site, you'll find a "First Alert Carbon Monoxide Alarm (CO605)" which has a battery backup. This unit would function even during a power failure to alert you to any CO danger. It simply plugs in to any household electrical outlet, so one can be placed anywhere you need. It is recommended that one CO detector be installed on every level and one in each sleeping area.

Please consider getting one or more of these units as soon as possible. CO is a

"silent killer" and you need to be protected.

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.

Towing Vehicles in Numbered Spaces

Parking violations continue to be a problem in our community. Last month, inappropriate Guest Space parking was addressed

In addition, guests or residents are also parking in numbered spaces that do not belong to them. If an unidentified car is parked in a numbered space (see the web site for a list), the owner of that space has the right to call a towing service to remove the vehicle.

Residents who need to have a vehicle towed should call **All-Day Towing / AA Wheat Towing** at **510.792.1900**. You will need to give the towing company your name, address and telephone number, as well as the number of the parking space that has the offending vehicle.

The costs to retrieve a towed car can be

significant – it can be well over \$300. This not only includes the towing charge, but also a per-day charge if the vehicle is kept at the towing facility in Hayward. **All costs will be paid by the owner of the towed vehicle, not the resident who called.**

Please be considerate of your fellow residents. Parking spaces are limited, and we all need to cooperate. Parking in a numbered space that is not yours is very offensive. And please make sure your guests do not abuse our parking rules.

Those Buzzing Yellow Things

As the weather gets warmer and sunnier, we are experiencing an explosion in the number of yellow jacket wasps. Like many social insects, they are looking for abundant food sources, and then an appropriate nesting area.

Yellow jackets are particularly attracted to protein and sugar. Make sure dog or cat food is not left out, and reduce sugary items, like the red hummingbird “nectar”.

These insects are also much more aggressive than normal honeybees, and will both bite and repeatedly sting when provoked. Ironically, they are also “beneficial”, in that they will eat other garden insect pests.

You may choose to purchase one of the commercial yellow cone-shaped traps that have attractants. These are safe to use, and can be hung anywhere.

Also, make sure your doors and windows close tightly. Yellow jackets are known for getting into our houses through the smallest of holes, or even through a hole in a window screen.

If these wasps are particularly annoying around your unit, you may call **A-Pro Pest Control** at **408.559.0933** to spray. There is a special \$25 fee for Andalusia residents.

Pool and Spa Area Etiquette

The weather may not be cooperating yet, but our pool will be open again in a matter of weeks. 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
- Quiet time starts at 10PM

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