
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, November 25, 2009, and Wednesday, January 27, 2010 at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Regis Making Progress On Hot Water Heater Changes

As of this writing, Regis has made major changes to the hot water heater systems for Buildings 5, 6, and 10.

All affected buildings have had the plumbing around the heaters totally redone to improve servicing and down time.

The water heater closets have also been totally rebuilt and look brand new.

Buildings 5 and 10 have had new state-of-the-art hot water heaters installed.

The work on Buildings 11 and 12 will be completed shortly, with new hot water heaters installed.

We thank Regis for standing behind its building warranty and working with us in a very professional way.

Talking Trash...No Overfilling!

We have been working with Allied Waste Management to improve its servicing of our community.

Issues have been oil leaks, cans not left upright, and garbage or refuse spills.

Allied is making progress addressing these issues, but our residents contribute to the problems 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 trash that exceeds the capacity of your containers, you can ask a neighbor who has extra space for permission to use their containers, or you can call Allied Waste Management in Fremont for instructions.

By working together, we keep Andalusia neat and clean.

Slow Spigot or Water Flows?

From time to time, we receive resident concerns about limited water flows in bathrooms or kitchens.

If the building had a water flow problem, it would be a problem in ***all*** units, not just one unit and one room in that unit.

What typically happens over time is that the minerals in our water ("hard water") start to corrode or adhere to the pipes and fixtures, causing reduced water flow.

If water is running slowly from a fixture in your home, you need to determine the cause of the slowing, and repair or replace the fixture by yourself or call a plumber to do the work. The HOA does not provide any service for this problem.

Exterminator Services

The HOA provides termite and rodent extermination services only.

If you have a problem with other pests (either inside or outside your unit), including, but not limited to, ants, bees, spiders, roaches, etc., it is the homeowner's responsibility to contact a professional extermination service.

Limited HOA Earthquake Insurance Coverage

Your HOA insurance policy provides for up to \$5 million coverage for damage and losses in the event of an earthquake. The cost of providing this insurance coverage is over \$40,000 a year.

\$5 million will cover a significant amount of

damage, but if property damage is extensive and results in a total loss, this \$5 million coverage will provide for only about one-third of what will be needed to repair the damage.

In the event of a major earthquake that severely affects Andalusia and causes more than \$5 million in damage, the most likely result will be **a special assessment** on all owners to make up the shortfall so that the community can be rebuilt.

You can protect yourself against having to pay this special assessment by talking to your insurance agent about adding "loss assessment" insurance to your existing homeowners policy. Typically, you can get \$50,000 in coverage for about \$10-20 per year as an add-on to your homeowners policy, if it is not already included.

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