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# ANDALUSIA ORACLE

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## Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Thursday, October 27, 2011, and Thursday, November 17, 2011, at 7:00PM in the Recreation Center. **Please note the day and date changes for the remainder of 2011.** Mark your calendars and feel free to come. *(the calendar on the web site has all meeting dates)*

## 2012 Annual Meeting

Please mark your calendars for our Annual Meeting that is scheduled for 6:30PM on Wednesday, January 25, 2012. More information will be provided as we get closer to the date.

## Pool Closed October 30

As we do every year, the pool will be closed at the end of October. This means that the pool will not be heated until approximately Memorial Day in 2012.

While the spa remains heated year-round, please remember that ***no one should be in the spa after 10PM.***

## Gutter Cleaning - Week of Dec 12

Our annual gutter cleaning is scheduled to take place during the week of December 12.

Please make sure your patios and balconies are cleared of any obstructions so the cleaning crew can easily move their ladders into position.

## Handicapped Parking Spaces

The Board reached agreement at its last Board meeting on the appropriate use of handicapped parking spaces for all guests and residents. We are still working on the procedures we want to have in place before implementation.

We still plan to communicate in early December the new policy that would take effect as of January 1, 2012.

## Please Conserve Water

As we have mentioned previously, water rates from Alameda County Water District (ACWD) have been increased 8%. Please be aware of this and conserve wherever possible.

Please check all your faucets and repair any that are leaking. You can call Drainworks to help – it may only be a worn washer inside the fixture.

## HOA Assessments Due the 1st

As a reminder, your monthly HOA assessment payments need to be posted to your account no later than the 15<sup>th</sup> – if you miss this date, you will be assessed a 10% late charge.

If it is difficult to remember when to send the check, please consider contacting CMS to set up an automatic payment each month.

As an example, if you mail your check on the 10<sup>th</sup> and it takes 5-7 days for the mail and processing time, your payment won't be

posted until the 16<sup>th</sup> or 17<sup>th</sup> – and you will be considered late. An automatic payment would be taken out of your bank account on the 7<sup>th</sup>, leaving plenty of time for processing.

### *Clean Up After Your Pets!*

If you are a pet owner, you **must** clean up after your pets immediately and dispose their waste in a sanitary manner (plastic bag). This is a public health issue, and is a requirement in the CC&Rs – no exceptions!

### *Insurance Considerations*

All residents (owners and tenants) should have a “homeowners” or a “renters” policy that covers loss of or damage to the contents of a living unit. This is especially useful for landlords to cover any damage of an adjacent unit caused by faulty appliances in your unit.

But it is also important to have coverage on

your personal belongings in case of any damage caused by fire or broken laundry appliances.

These kinds of policies typically will have coverage for payment of “special assessments” in event of catastrophic damages that might be caused by a fire or water flow.

### *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**.

**Community Management Services, Inc.**  
**Steve Huff, Association Manager**  
**email: andalusia.sghuff@gmail.com**  
**Customer Service (M-F, 8:30AM – 5:30PM): 408-559-1977**  
**After-hours (nights, weekends, holidays) emergency: 408-975-2840**