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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 Wednesday, September 23, 2009, Wednesday, October 28, 2009, and Wednesday, November 25, 2009 at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

## Please Put Away Trash Containers

All containers for garbage and recyclables should be put away no later than the end of day that garbage is collected, which is usually Thursday.

Several residents continue to leave trash containers in the driveways for many days after trash day, which detracts from the neat and clean appearance of our complex, and makes it difficult for residents to get into their garages.

Please put your containers away the same day as the pick-up. If your containers were not picked up, you can call Allied Waste to schedule a new pick-up date.

## Hot Water Heater Update (New Buildings 5, 6, 10, 11, and 12)

Regis has informed us that they expect to begin to make the changes required, starting with Building 6, on Tuesday, September 15.

A specific schedule for each building has not been provided, but they did request from us the order to be worked for each of the five buildings.

We asked that they work on New Buildings in the following order: 6, 5, 12, 10, and 11. This is based on frequency of repair issues in these buildings.

Residents in these buildings will be given advanced notice before any work will be started, as well as which day the hot water will be shut off.

## Balcony Repair Work To Continue on Existing Buildings

Starting Monday, September 14, Silicon Valley Builders will continue resurfacing of the membrane balconies of Existing Buildings 1, 2, 3 and 7.

Those residents affected will be notified in advance so that balconies can be cleared to have this work performed.

## Fire Alarm Systems Pass UL Audit

We recently had a spot audit conducted by Underwriters Laboratories (UL) in conjunction with Statcomm, our fire alarm service provider. This is intended to insure that Andalusia's fire alarm system (audible alarms and sprinklers) complies with all regulations.

Four buildings were surveyed and all were found to be in compliance.

## Speed Limit is 5 MPH

For the safety of everyone, please drive very slowly when you cross the gates into our community.

The speed limit is 5 miles per hour, and we have had too many instances of people driving much faster than 5 MPH, which puts young children and others in danger.

### *New Rental Parking Spaces*

Residents have already rented five new rental parking spaces, which became available a few weeks ago.

Some spaces are being rented for only a few months, so if you are interested in renting one, please contact Gary Martiny at CMS.

### *Homeowners and Renters Need Insurance*

Your HOA provides insurance for structural property damage caused by fires, storms, wind, etc.

However, your personal belongings, such as clothing, jewelry, TVs, stereos, computers, furniture, etc., and “unit attached property,” such as your appliances, sinks, toilets, lighting fixtures, etc., are **not** covered by the HOA policy.

Homeowners can and should obtain what are commonly called “personal property” and “building property” coverage policies. A typical policy costs between \$300 and \$400 per year, and would replace personal belongings in the event of fire, theft, or vandalism. Similarly, renters should have a personal property policy for their belongings.

In addition, these policies often include “loss assessment” coverage. As an example, if your unit or an entire building needs to have extensive repairs (perhaps caused by a fire) and the HOA has to make a special assessment, you would be covered by this policy option.

**You need to assess your own personal situation and the resources you have to recover from unforeseen events. You should discuss these types of policies and options with your insurance agent, and obtain these relatively inexpensive insurance policies if you don't already have them.**

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