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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, September 22, 2011, 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)*

## New Monthly Assessments

**Starting January 1, 2012, both New and Existing Buildings will be assessed at the same new rate of \$372.79 per month.**

The new monthly assessment of \$372.79 was agreed to by Board majority because it produces a total annual income that is equal to this year's annual assessment income. No more, and no less.

We are able to do this because of continued reductions in operating expenses and tight control over our reserve expenditures.

We should note that we face continued increases in utility rates for water, gas and electricity, so anything we can all do to conserve really helps both the HOA and the environment.

So for the period from October 2011 to December 2011, New Building unit assessments stay the same at \$363.90 per month, and Existing Building units stay the same at \$378.34 per month.

Starting January 1, 2012, all units pay **\$372.79** per month.

## Handicapped Parking Spaces

The Board reached agreement at its last Board meeting on the appropriate use of handicapped parking spaces for residents. We need more time to work on the procedures we want to have in place before implementation.

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

## Landscape Plans For Water Savings

Thanks to the efforts of our Landscaping Committee Head and Board Member Mohit Bhargava, we have hired a Landscape Designer to help us determine which type of plants would look good and be more water efficient than what we have in certain areas of our development. Specifically, we are looking for recommendations for the main median strip on Del Oro, the lawn area in the Palm Grove, accent areas at our Main Entrance, and the two lawn areas in front of Buildings 4 and 11.

Also, Alameda County Water District (ACWD) is offering financial incentives of up to \$3000 for converting to plantings that require less water.

We will keep you informed.

## Risks of Leaving Garage Doors Open

We see many examples around Andalusia

of residents leaving their garage doors open (either fully or partially) for extended periods of time.

By doing this, people leave themselves vulnerable to potential theft and also to intrusion by little critters just looking for the right place to camp out.

So it is always best to close your garage door once you leave in order to protect your belongs, and keep those little critters on the outside looking in.

### 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!

### Pool and Spa Rules: Please Observe!

Please remember the following rules - **they will be enforced!**

- Hours of use are 7AM to 10PM. **No one should be in the pool or spa after 10PM.**
- **No children under the age of 4 years are allowed in the spa** – this is a serious safety issue and a CC&R violation!
- **No children under the age of 14 may swim alone in the pool** – a parent or other adult must be present at all times. This is both a safety issue and a CC&R violation.
- The pool and spa are strictly for the use of residents and their invited guests.
- 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.

Also, please remember that the fountain is not a wading or play area!

We appreciate everyone's cooperation to keep Andalusia facilities for its residents and owners and invited, chaperoned guests . . . ONLY.

### Quiet Hours Are 10PM – 8AM Daily

Between 10PM each evening until 8AM the following morning, quiet hours are in effect.

The following should **NOT** be occurring after 10PM:

- loud music, TV, or radio
- loud phone or personal conversations
- loud parties
- home repair or car maintenance

Please consider the impact your actions have on your neighbors and the community. By using common sense, we can all enjoy peace and tranquility at Andalusia.

### 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**