
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, August 26, 2009, Wednesday, September 23, 2009, and Wednesday, October 28, 2009, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come.

Pool and Spa "Etiquette"

Here is another reminder of things we should be doing to keep the pool and spa clean and safe.

- **Proper swim attire is required.** Cut-offs and shirts are prohibited in the pool
- **Remove hairpins and metal clips** from hair before entering the pool and spa
- **Young children** (four (4) years old and younger) **are not allowed in the spa** (this is a safety issue – hot water can hurt small bodies)
- Infants who wear **diapers are not allowed** in the pool
- **No glass containers** anywhere in the pool or spa area
- **No alcoholic beverages** in the pool or spa area
- **Please close the pool umbrella** when finished; the afternoon wind can blow the umbrella over and break the table
- **No pool or spa use after 10PM;** please be considerate of your neighbors
- Please **do not leave food, paper plates, cigarette butts, plastic bottles or cups, clothes, hair clips, towels, etc., in the pool or spa area**
- If you use sunscreen or suntan lotion,

please use a towel on the lounge chairs

- Please make sure children **do not throw coins in the pool** and then dive to retrieve them; coins left in the pool will stain and damage the bottom of the pool
- **Do not prop open the gates** into the pool area or bathrooms
- **Please return chairs and lounges** to where you found them

Unauthorized Pool and Spa Use

There have been reports of people who are not residents of Andalusia using the pool and spa. If you suspect this is happening, you may ask the people in the pool or spa what their address is, and if it's not an Andalusia address, you can ask them politely to leave. **Andalusia, including the pool and spa, is private property, and "No Trespassing" notices are clearly posted** at the front gate. You may choose to call the Fremont Police to report the trespassers.

In response to this activity, the Board will be making some changes to the pool and spa, and will be enforcing existing rules. This should reduce the number of incidents.

- Any Board member or Pool Committee member may ask any pool or spa user for identification (key and address)
- We will be adding an extension to the top of the pool gates, which should deter unauthorized access
- Please use your key to get into the pool area, and do not loan it to friends or relatives

- Each home is allowed a maximum of four (4) guests in the pool area, and an adult resident of that home must be with their guests at all times in the pool and spa area

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

The President of Regis Homes met with us on July 17 and again on August 7 to review our excessive gas use and consistent service issues. He brought numerous experts who walked through every building and examined the heaters and the utility rooms. As a result, they will rebuild the utility rooms in each of the new buildings, reinstall the recirculation pumps and piping in the proper configuration so that servicing is easier, and replace the copper water circulation pipes 25 feet in each direction from the water heater. They will also make changes to the flue and fan exhaust system to reduce noise and vibration.

This effort will require some disruption in service and access to certain inside garage walls. We will notify you of the schedule as soon as it is finalized.

Andalusia Budget Update

At the July Board meeting, a new operating budget was approved. You will be receiving the official statement in the mail from CMS as required by law.

After much discussion, **we approved keeping our current monthly dues the same** for the new budget year starting October 1, 2009.

There are three major reasons for this:

1. We have reduced our operating expenses significantly, particularly for utility costs, and by having vendors who are more efficient at handling the services we require.
2. Inflation is running low (we budgeted expenses to increase by only 3%)
3. We are sensitive to the economic climate around us for considering cost increases for owners.

This aside, owners need to be aware that we continue to have a significant shortfall in **the amount of reserves set aside for future replacements of common assets.**

We currently have over \$440,000 in reserves that will meet any short-term needs that we might face. However, outside auditors indicate that our reserve balance should be \$1.4 million at this point in time.

The point is that we need to continue to build our reserves over time **in order to avoid the possibility of Special Assessments, which is what is most destructive to home values.**

This year's budget assumes we will continue to reduce operating expenses and add additional funds to the reserves as well - perhaps the perfect storm!

But we want everyone to be aware that future dues assessments will likely increase to some degree in order to build our reserves to a much higher level.

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