
ANDALUSIA ORACLE

Next Board Meetings

The next meetings of the Andalusia HOA Board of Directors are scheduled for Wednesday, August 24, 2011, and September 28, 2011, at 7:00PM in the Recreation Center. Mark your calendars and feel free to come. *(the calendar on the web site has all meeting dates)*

Budget Planning and Assessments

We are in the process of developing our new budget for the fiscal year of October 1, 2011, through September 30, 2012.

Our CC&R's require that **as of January 1, 2012, both Existing and New Buildings have the same monthly assessments.**

At the present time, Existing Buildings pay \$14.44 more per month than do New Buildings (\$378.34 vs. \$363.90).

The Board will need to determine the best way to provide equal monthly assessments for all owners, and, at the same time plan, for increased expenses and reserve funding requirements. We will keep you informed of our progress.

Handicapped Parking Spaces Update

We are continuing to work on a resolution for handicapped parking. We now have more information from which to make our decision.

The emphasis at the present time is to decide the correct policy for residents who use handicapped parking on a consistent

basis.

The Board should be able to make a decision at its next meeting in August.

Upcoming Comcast Improvements

Comcast has recently met with us to renew its existing services and access contract. The contract is renewable every 5 years and guarantees access by Comcast to maintain and upgrade its equipment in our utility closets.

Comcast is in the process of greatly increasing its digital capacity and services for our community, and has agreed to pay the HOA over \$13,000 in exchange for renewing our contract. This unexpected income will be deposited in our reserves to help reduce future assessments.

In the coming months, information will be posted on the HOA web site regarding the enhanced features and services as they become available for those who wish to take advantage of these new features.

National Night Out Potluck

Almost 40 people participated in an impromptu potluck dinner on August 2. A big thank you to Shailaja Alugubelli for making this happen. And look forward to more events like this.

Keep Entry Areas Clear

It is great that we have so many families in our community with young children – they keep us all young.

But children's toys being left outside in front door entry areas and other HOA areas make us look very shabby.

Toys and other belongings, such as shoes and sandals, are not to be stored outside front doors, which is HOA Common Area. If you leave items on HOA property, the HOA has the right to confiscate them.

Please help us continue to keep Andalusia looking first class.

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