



## ANDALUSIA HOA NEWSLETTER

### Next Board Meetings

The next regularly scheduled Board meetings will be on Thursday, April 28 and Thursday, May 26, 2016. (*The calendar on the HOA web site has all meeting dates*)

### Water Conservation Needs To Continue

El Nino seems to be helping greatly with filling up our state reservoirs. That said, we should all continue to focus on conserving water in order to insure that we do not have a crisis in the future.

Please make sure you have addressed any water leaks in your home, and have considered replacing old plumbing fixtures with newer water saving ones. There are rebates that can be obtained for installing various water conserving appliances.

### Earthquake Insurance Coverage For Your Home Should Be Considered

Andalusia is one of the very few homeowner associations that provides limited earthquake insurance.

Earthquake insurance is extremely expensive and, as a result, we have coverage for just a portion of the cost for total structural damage replacement. Specifically, we have coverage for \$4 million in property damage, with a 20%

deductible. If we were required to replace the entire complex, the total cost has been estimated at \$23 million.

So we recommend that all owners consider the earthquake insurance that is offered by the California State Earthquake Authority. The cost for such policies is very affordable, and you purchase it directly from the same provider that issues your Condominium Insurance Policy.

### Insurance Information Needed For Loans

The insurance provided by the HOA is handled by the Greg Norris Agency. They can be reached by calling 415.389.8200. Our broker agent is Stephanie Brooks and her email is [stephanie@gregnorrisins.com](mailto:stephanie@gregnorrisins.com).

Greg Norris provides the certificates of insurance and policies required by banks for loans, etc.

### Balcony and Patio Usage Rules

We are continuing to experience residents using their balconies and patios for items that are not permitted, such as laundry drying and storage of items. Items that are allowed include outside furniture, plants, and BBQs.

When people use them for other items, it negatively impacts the first class appearance that we want to maintain at Andalusia.

We appreciate everyone's cooperation.

### Water Shut-off Procedure

If you are having plumbing repairs or modifications done in your residence that requires the water in your building to be shut off for several hours, please make sure you provide the other seven units in your building with no less than 48 hours advanced notice.

On the HOA website, follow the link to the "HOA Forms" web page, and then choose Item 1, "Water Shut-off Notice". Please post this notice on the front door of each unit, and also notify CMS of the date and time of the impending water shutoff.

The building water supply valve is clearly tagged

for each building. It is a small rectangular white tag and can easily be found by walking around the perimeter of your building - the shut-off is under a 2nd-floor patio.

### Call CMS for All Service Needs

CMS (Community Management Services) provides 24-hour-a-day, 7-day-a-week dispatch coverage for **all** service needs for all residents, including emergency plumbing issues. Please **DO NOT** call or email a Board member or the Association Manager for emergencies. The number to call is **408.559.1977**.

**If you need to call after regular business hours** (that is, nights, weekends, or holidays), follow the instructions you hear on the message, and an on-call duty manager will contact you.

**Steve Huff, Association Manager**  
**email: andalusia.sghuff@gmail.com**

**CMS Customer Service (7 days a week, 24 hours): 408-559-1977**