



ANDALUSIA HOA NEWSLETTER

Next Board Meetings

The next regularly scheduled Board meetings will be on Thursday, August 25, 2016, and Thursday, September 22, 2016 at 7PM at the Rec Center. All owners are welcome to attend. *(The calendar on the HOA web site has all meeting dates)*

Property Manager

Mark Brading is our Association Property Manager from UNC Property Management. To contact Mark for service needs, you should call **408.229.6000, x207**, or email Mark at Mark@unc.management. After 5pm during the week or weekends or holidays, you should call 408.229.6000 and follow the instructions that will be provided.

Service Requests For:

Recreation Room Reservations:

Email John Burnett: Burnett.John@jobcorps.org

Rental Parking Spaces:

Email Mike Ghafari: msghafari@gmail.com

Keys and Remotes:

Email Ron Shore: rshore@oneworkplace.com

Bulky Item Pick-Up

Andalusia HOA falls under Single Family & Townhomes category since we have individual cart service. This means that each resident can

have one bulky item pickup without charge in a year. There can be no more than two items picked up. The homeowner can call Republic Services at 510-657-3500 to arrange for a bulky item pickup or call regarding a missed cart. You will need to provide the account number (26120) for Andalusia HOA since individual addresses are not in the Republic Services system. You can also arrange for bulky item pick-up by going to the web link below:

<http://site.republicservices.com/site/alameda-county/en/pages/fremont.aspx>

Numbered Parking Spaces Are Homeowner Responsibility

Numbered parking spaces are deeded to owners. If someone parks in your numbered space, it is up to the owner/resident to first place a warning note on the vehicle. If this does not result in the vehicle parking elsewhere, all owners are authorized to call All Day Towing at 510.471.2500. Please mention that your home is listed under the towing contract for Andalusia HOA. All Day Towing has a listing of all the addresses at Andalusia.

Electronic Receipt of HOA Communications

If you haven't already done so, please authorize receiving your Andalusia HOA communications,

including your monthly assessment invoice, via email rather than snail mail. The consent form can be found on our Internet Site at Andalusia-HOA.org under HOA forms. Just follow the instructions for filling in and sending to David Sanders at CMS. Takes less than a minute to fill in...your account number is on your monthly assessment invoice.

Newsletter Sent Via Email

Our monthly newsletter is now being sent via email rather than being mailed to all. We believe this makes it more convenient for reading and referencing, and we appreciate saving postage and preparation costs as well as paper.

Water Fountain Lighting

The new lighting has been fully installed on our fabulous water fountain and has resulted in a beautiful waterfall effect at night. Hopefully you have already experienced it but if not please do take a look and enjoy the very tranquil setting that it provides.

Handicapped Spaces Are For Guests Only

Handicapped parking spaces are for **residents' guests** who have disabilities. They are not to be used at any time for owners or tenants who reside at Andalusia. If a resident who is handicapped uses a handicapped space, that resident is now obtaining access for three parking spaces rather than the two that is allowed. If a handicapped space is needed by a resident, the resident must give up their outside numbered space, or pay \$75 per month to rent the space.

Lease Owners Please Remember To Send A Copy of New Lease and Owner-Tenant Check-List to Mark Brading, Association Manager

When you obtain a new tenant for your Andalusia owned property, please remember to send a copy of the lease along with the owner-tenant check list form to Mark Brading. We also need to have the email address of your new tenants along with their cell phone numbers.

Mark Brading, Association Manager

email: Mark@unc.management

408.229.6000 x 207