



ANDALUSIA HOA NEWSLETTER

Next Board Meetings

The next regularly scheduled Board meeting will be on **Thursday August 24 at 7pm** at our Recreation Center. The meeting in September will take place on **Thursday, September 28 at 7pm**. All **owners** are welcome to attend our meetings.

AT&T Fiber Optics Installation

We will be meeting with AT&T installers and engineers on Friday, August 11 in order to develop the logistics required to install fiber optics in over 90% of our homes. Once our plans are agreed to we will be communicating what is involved to everyone concerned. Based on this meeting date, it would seem that installation will take place in less than the 9 months previously communicated.

Leasing Home Restrictions and Owner Responsibilities

All owners need to be reminded that when you sell your home you must sell it to a Buyer who agrees to live in the unit. **Any existing owner and resident living at Andalusia cannot lease a property on his/her own.** Any exceptions require board approval.

Investor owners are also reminded that the Board requires a copy of your lease when you have one with a **new tenant**, and that when you have a new tenant, you are to review with them the **Owner Tenant Check List** and turn that in along with the copy of your new tenant lease. The Owner Tenant Check List is available for printing on our website, <http://www.andalusia-hoa.org/>.

Quiet Hours

Quiet Hours are from **10pm each evening to 8am the following morning**. In the summer, when residents are sleeping with windows open, it is particularly important to be sensitive to noise volume from your residence. Sound at night travels much further than during the day, because the air is lighter at night and the sound echoes off our walls. We all want a restful sleep, so please pay attention to your TV's , stereo's, etc., volume at night when your windows are open.

Mark Brading, Association Manager
email: Mark@unc.management
408.229.6000 x 207

Light Bulb Out Replacement

We have a monthly service that replaces light bulbs, typically at the end of each month. These are the light bulbs that the Association is responsible for. The Association does not replace bulbs on patios or balconies. So, when you have a light bulb out, for example, in your vestibule area, outside your garage, or other ground-level locations, you do not need to report it to our Property Manager since the service will replace it normally during its monthly inspection and replacement routine.

Modifications to HOA Common Areas (Structures) Are Not Permitted

Areas outside of your four interior walls are the responsibility of the HOA for maintenance, repair, replacement, etc. This includes areas like your balconies, patios, foyer entrances, etc. These areas are for each owner's exclusive use, but any modifications to them are the responsibility of the Association and should not be modified by any owner.

Feral Cats

We are seeing an increase in the number of feral cats in our complex. This is the result of the colony of feral cats that reside across the street on Gallaudet at the Schools for the Deaf and Blind. We are currently doing our best to work with the Feral Cat Foundation of Alameda County, and the Superintendent for the School for the Deaf, to develop a strategy to try to limit the population growth which is now spilling over into our site.

The best strategy for limiting the feral cat program is what is called TNR (**T**rap, **N**euter, **R**eturn), and not trying to starve (stop feeding) or kill off the cats who are not to blame for the situation. Those residents who are feeding cats on our site are actually making the problem worse because it encourages the cats to cross Gallaudet where they can be killed trying to cross the street. If anyone would like to assist us with this matter, please contact **Mark Brading**, our Property Manager.

Wasp and Yellow Jackets

When the weather gets warm/hot, the wasps and yellow jackets come out to play. They are definitely pests but normally will not harm anyone. The HOA provides extermination only for termites and rodents. If you are disturbed by wasps or yellow jackets, the best thing to do is to buy a can of insect spray from any grocery or hardware store, and treat them accordingly.

US Mail Box Key/Core Replacements

There are times that the key to a mail box is not available to the resident, either because of a lost key or a new resident who is not provided with a mail box key from the previous resident.

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The HOA does not provide mail box keys or cores. There are two ways to obtain a new mail box key:

#1. Go to a hardware store and buy a mail box core. These typically have 2 keys included. Then meet the postal delivery person at your kiosk when the kiosk door is open, so you can pull out the existing core, and replace it with the new one that you have. The US Postal Service delivery person can guide you in how to do this...it's very simple.

#2. Meet a locksmith at your mail box and have him drill out the existing core and replace it with the new one that you have purchased.

Condo Insurance - Everyone Should Have It

Everyone who owns property at Andalusia (Owners) and other Residents (Tenants) should have insurance coverage for what they own, plus protection for liability in the event one unit causes damage (like flooding) to another unit. This coverage is not expensive and also provides for temporary housing expense coverage in the event your home becomes unlivable due to damage.

Property Manager

Mark Brading is our Association Property Manager from UNC Community Management. To contact Mark for service needs, you should call **408.229.6000, x207** or email Mark at Mark@unc.management. **For emergencies, 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: msgghafari@gmail.com

Gate Keys and Gate Remotes:

Email Ron Shore: rshore@oneworkplace.com