



ANDALUSIA HOA NEWSLETTER

Next Board Meetings

The next regularly scheduled Board meetings will be on Thursday, February 25, and Thursday, March 24, 2016. *(The calendar on the HOA web site has all meeting dates)*

Annual Meeting Thursday, Jan. 28

Each year, we hold our Annual Meeting to report on the activity of the previous year, elect new Board Directors, and answer any questions you may have on the progress made over the past year.

This meeting will occur on Thursday, January 28, 2016, at 7PM in the Recreation Center – please mark your calendars and plan to attend. Doors open at 6:45PM for registration.

A packet of information and ballots has already been mailed to you. Please make your choices on the ballot and return them to CMS if you haven't done so already. The ballots must be received at CMS by 5PM on Wednesday, January 27, 2016. As an alternative, you may bring your ballot to the Annual Meeting.

Annual Fire Alarm Inspections Sat., Jan 30

Please make sure you are home on Saturday, January 30, between 8AM – 4PM for the annual fire alarm inspections that will be performed by Bay Alarm. This check for the proper functioning

of your in-home fire alarm is essential to keep you and others safe in the event of a fire.

If no one is home during this time, an inspection will need to take place at another time, and the owner is responsible for any costs.

Take “Extreme” Care With Fire Sprinkler Heads

Fire sprinkler heads are wonderful for saving lives and injuries in the event of a fire, but, once activated, **they are a tremendous destroyer of personal property.**

We have experienced several incidents where fire sprinkler heads have been broken by carelessness, such as hanging garments on them, or by hitting or damaging them in some manner.

Once a fire sprinkler head is flowing, it cannot be turned off until the fire department responds, which can take up to 10 minutes or more. In the meantime, tremendous amounts of water are flowing inside your property and to any property below yours.

The unit owner is responsible and liable for all damages caused as a result of damaged fire sprinkler heads, both for his/her own property as well as any damage to any other unit. **The most vulnerable areas are closets under**

staircases that have fire sprinkler heads.

Please make sure you do not damage these fire sprinkler heads in any manner, and do not use them as a place to hang clothes. In addition, make sure you carry a condo homeowner's policy that can provide you with protection in the event of such damage.

Landscaping Improvements

Thanks to the efforts of our landscaping committee head, David Buckley, we are starting to make progress on improving our landscaping. One of our goals we would like to accomplish is replacing plants that are in poor condition with those that are less water consuming, and, in some cases, replacing plants with other materials that do not require water at all.

To start, we have replaced several planted areas at our Main Gate with pavers that really go well with the existing pavement. Please take a look if you haven't already done so.

Shortly, we will be implementing landscaping changes around the perimeter of Building 8, and, if all goes well, we will use the results of the Building 8 changes to make changes around the perimeters of other buildings. We are using Building 8 to develop our landscaping strategy for the entire complex going forward.

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