



ANDALUSIA HOA NEWSLETTER

Next Board Meetings

The next regularly scheduled Board meetings will be on Thursday, July 28 and Thursday, August 25, 2016 at 7PM at the Rec Center. All owners are welcome to attend. *(The calendar on the HOA web site has all meeting dates)*

New Property Manager

Mark Brading is our new 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

Gate Keys and Remotes:

Email Ron Shore: rshore@oneworkplace.com

New Landscaping Company

As of July 1, we will be using MM Landscape Services for our ongoing landscape maintenance service. MM also provides us currently with our recreation room housekeeping and handyman

work. Some of the current staff from Bayscapes Landscaping who have been servicing our complex have been hired by MM to help in this transition.

Cobweb Removal

Spider cobwebs that adhere to our outside lights and around our doorways are now going to be cleaned by our MM housekeeping service once every 6 months. **PLEASE NOTE:** all residents are hereby authorized to support us in this effort by cleaning up cobwebs whenever you would like to around your place. Several of our Board Members already do this, and as long as you are careful in doing it, it adds to the cleanliness and appearance that we all enjoy.

Selling Your Home?

If you are considering selling your home, please make sure that both you and your realtor reference the "Realtor and Home Buyer Info" tab on our Andalusia web site (andalusia-HOA.org). It is most important to be aware of the Open House Guard Requirements if you desire to have an open house. Also, most important to be aware of the restrictions for having a Buyer (Investor) who intends to lease, which is not permitted at this time. All Buyers must agree to live in the unit.

Want to Refinance?

If you are considering refinancing your home mortgage, you will need help from two different sources. For questions about Andalusia HOA, please send an email for what is needed to CMS at docs@communitymanagement.com

For insurance matters, please contact Stephanie Brooks at our insurance broker, Greg Norris Insurance Agency. Her email is Stephanie@grenorrisins.com

New Chairs For Recreation Center

We are in the process of acquiring 20 new chairs for our Rec Room. The current chairs are badly stained and need to be replaced by chairs that are far easier to keep clean.

Lighting Up Our Water Fountain At Night

We are in the process of putting in new lighting for our water fountain that will display the water falls at night from the time you enter our main gate. The fountain did have lights installed when we refurbished the fountain several years ago, but the lights installed at that time did not hold up.

Mark Brading, Association Manager

email: Mark@unc.management

408.229.6000, x207