



ANDALUSIA HOA NEWSLETTER

Next Board Meetings

The next regularly scheduled Board meeting will be on **Thursday March 23 at 7PM** at our Recreation Center. The meeting in April will take place on **Thursday, April 27 at 7PM**. All owners are welcome to attend our meetings.

Annual Board Meeting Results + Newly Appointed Director

At the Annual Board Meeting at the end of January, Matt Cano was re-elected as our Director. Officers remain as is with Ron Shore, President; Mike Ghafari, Vice-President; John Burnett, CFO and Matt Cano, Secretary. The IRS regulation for approving the transfer of funds from operating to reserve was also approved so that we can avoid paying unnecessary taxes.

At the Board meeting in February, **Agustin Garcia Monteil** was appointed to the open board director position. Agustin has significant experience in finance and management and will be a great asset to our Board. We thank Agustin for his willingness to support us in our ongoing efforts to provide a first class environment.

Pet-Free and Potty-Free Zones

We continue to work on a solution that is as fair as possible (balanced) for both pet owners and children playing on our grounds. We are currently looking at two independent possibilities:

First, to consider the Palm Grove as well as the grass areas facing Gallaudet at Buildings 4 and 11 as possible pet-free zones.

Second, to consider adding two speed bumps (north and south) behind our water fountain (which already has speed bumps east & west) and designating that area as a place for our children to play, as long as parents are supervising as required per regulations.

We welcome input (email) from owners on this subject, which will help us in our discussions at our next Board Meeting.

Mark Brading, Association Manager

email: Mark@unc.management

408.229.6000, x207

On a related child safety subject, we hope you have noticed the two signs placed on our entrance ways to the complex that urge drivers to “***Drive Like Your Children Live Here***”.

AT&T Fiber Installation

Several weeks ago, AT&T engineers surveyed our building utility closets plus 6 of our homes to determine the feasibility of bringing fiber optics cable into our 13 buildings. They concluded that Andalusia is well suited for fiber optic installation. It will take quite some time for fiber optics to be installed and it is important for all owners to understand that neither the HOA nor any owner will be required to pay for fiber optics unless the owner of a unit wants to have it available in his/her home.

Why would the HOA want to support this effort? Answer: **fiber optic availability will add to the resale value of our homes.**

Guest Parking Violations + Two Rental Spaces Available

We continue to have people who reside in our complex parking in guest parking spaces. Guest parking spaces are for guests only, and any resident who parks in guest parking is subject to fines, towing, or both. A resident may need to use a guest parking space for some special circumstance, such as a relative or guest staying with them for an extended period of time; in these cases, the resident needs to contact Mike Ghafari (msgghafari@gmail.com), **in advance of the need** so that an Extended Stay Parking Pass can be considered.

We currently have two rental parking spaces available. If interested, please contact Mike Ghafari.

Pool Deck Repairs

The pool deck was recently repaired for the small cement sections that had cracked.

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 damages (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 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.

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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 Gate Remotes:

Email Ron Shore: rshore@oneworkplace.com

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