



ANDALUSIA HOA NEWSLETTER

Next Board Meetings

The next regularly scheduled Board meeting will be on Thursday October 27 at 7pm at our Recreation Center. The meeting in November will take place on Wednesday, November 16, one week earlier than normal, so as not to conflict with Thanksgiving Day. **There is no meeting in December.** All owners are welcome to attend our meetings.

Speed Limit is 5 mph

We continue to have people speeding in our complex. This is particularly disturbing when you consider the increase in residents having very young children who are most at risk for this problem, as well as pets. Please remember to drive very slowly when you enter our site and remember that **the speed limit is 5mph.** You should feel free to take a picture of the vehicle that is speeding and send it to our property manager for follow-up.

Landscaping Requests

You feel you have a need for a tree or bush that needs to be trimmed so you talk to one of our landscaping crew when they are on site to request that this work be done.....this is **WRONG!** **The crew member cannot be diverted from his assigned work** because, if he allows this to take place, he cannot complete his work on a timely basis. The correct procedure is to notify our Property Manager for your landscaping request who will then direct our landscaping service to have the work done for you. **Please do not approach our landscaping staff for work that you would like done.**

Gutters and Drains

The rainy season is fast approaching and we will be having our gutters cleaned (the first two levels) starting the week of Monday, December 19. If you are aware, in particular, of downspouts and gutters that have been overflowing, please contact our property manager so he can make sure our service cleans them thoroughly in December.

Pet Matters

Please remember at all times **to pick up after your pets**. With many more children now in our complex, it is more important than ever before that children be free to play in our grassy areas without concern about what might be hidden below their feet. **So when you walk your dog, please do so in the areas that primarily have bushes**, like along the east wall facing the Alborada Apartments, and avoid areas such as the Palm Grove, where children and parents play.

We love our pets, but we want play areas that are free from waste for the health benefit of all residents.

Pool Deck Repair/Refurbishment Project

We have noticed that parts of our concrete decking that surround our spa and pools are showing signs of ageing (cracking), particularly the area surrounding the spa and other places on the deck. We are currently doing research with vendors who provide deck resurfacing to determine the best course of action for deck repairs. Once the pool is closed for the winter, we expect to have this work done.

Board Director Positions & Annual Meeting

Our Annual Meeting to elect Directors will take place on **Thursday, January 26, 2017** at the Recreation Center starting at **6:30 pm**. We have two positions that are open to be elected. If you are interested in serving on our Board, please contact our Association Manager, Mark Brading, for instructions **no later than December 1, 2016**.

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 x 207** 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 Gate Remotes:

Email Ron Shore: rshore@oneworkplace.com

Mark Brading, Association Manager

email: Mark@unc.management

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