



ANDALUSIA HOA NEWSLETTER

Next Board Meetings

The next regularly scheduled Board meetings will be on Thursday September 22 and Thursday October 27 at 7pm at our Recreation Center. All owners are welcome to attend. *(The calendar on the HOA web site has all meeting dates)*

\$400 Per Month Dues starting October 1

Please remember to make your arrangements for paying monthly dues of \$400 per month as of October 1, 2016. This \$5.00 increase represents a 1% increase for the third year in a row.

Wasp Extermination

Those pesky wasps are a problem each year for everyone when the weather gets hot. They do go away by themselves once the weather becomes cooler. The HOA does not treat for wasps since this is not a termite or rodent problem as per our CCRs and budget. If wasps are a problem for you, you can purchase a spray can for bees and wasp extermination or call an exterminator on your own or our service, **A Pro Pest Control** at 408-559-0933 or email apropest.service@gmail.com.

Electronic Receipt of HOA Communications

If you haven't already done so, please authorize receiving your Andalusia HOA communications,

including your monthly assessment invoice, via email rather than snail mail. The consent form can be found on our Internet site at Andalusia-HOA.org under HOA forms. Just follow the instructions for filling in and sending to David Sanders at CMS. Takes less than a minute to fill in...your account number is on your monthly assessment invoice.

Condo Insurance Very Important

Whether you are an Owner or a Tenant it is most important for you to obtain a condominium insurance policy for your residence. Not only does it protect your personal property and interior furnishings against theft and damage, but it protects you against potential liability if your unit causes damages to another unit. For example, if your toilet or washing machine overflows, you are liable for any damage to your neighbor's property as well as your own. **No unit should be without this very basic coverage and it costs just a few hundred dollars per year.**

Are Your Trash Cans Numbered?

There are still many trash containers throughout our complex that do not have the unit number address on them. From time to time we do get reports that trash cans have been taken particularly when no numerical address has been placed on them. All you need to do is use a magic marker to place your address numbers on them.

Compost Recycling

We hope that everyone is taking the time to deposit food scraps and other waste materials in the **two large green cans behind our Recreation Center**. Doing this routinely saves landfill space and improves the environment by reducing methane gas that results from food that decomposes.

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

Keys and Remotes:

Email Ron Shore: rshore@oneworkplace.com

Mark Brading, Association Manager

email: Mark@unc.management

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