

November, 2018



Castilleja del Arroyo

## Castilleja del Arroyo HOA Newsletter

[www.CastillejaDelArroyo.com](http://www.CastillejaDelArroyo.com) / [CastillejaDelArroyo@gmail.com](mailto:CastillejaDelArroyo@gmail.com)



Find us on Facebook at [www.facebook.com/cdahoa](http://www.facebook.com/cdahoa)

[Una versión en español de este boletín está disponible a petición del administrador local al (925) 290-7456.]

### CDA Board Members

President - John Howard  
Vice-President - Charles Katz  
Secretary - Kevin Hawley  
Treasurer - Chong Knowles  
Director - Ron Nielsen

## Pest Control

We would like to thank all the residents for making sure their gates were unlocked during last month's pest control service. We did not have to cut a single lock! Please remember the service will be done the 2nd Tuesday of each month. So, they will be here again on Tuesday, November 13th. We will put up a notice on your door the day before to remind you about unlocking your gate.

### Management

On-Site Manager  
Greg Knowles, CCAM  
(925) 290-7456

Off-Site Manager  
NAM - Nathan Mitchell  
(925) 243-1797 x103  
[nmitchell@neighborhoodam.com](mailto:nmitchell@neighborhoodam.com)

We have been getting more reports of rodents around the complex. When we asked Orkin about the increased presence of these rodents they told us this year has been particularly bad due to optimum breeding conditions for them. They also told us they had seen several units where residents were leaving food outside for their pets. They said this is a big reason why we are having trouble getting rid of the rodents. We understand why you want to provide food outside for your pets, but you are also feeding the rodents. Please only place food out when your pet is eating and remove it when they are done.

The Association has placed several bait boxes around the perimeters of the buildings. As well as inspecting the exteriors to seal up any holes. However, if you have them inside your unit, you will need to call Orkin to schedule an appointment for them to service your unit. To schedule an appointment, call 866-640-4371 and tell them account number 32464655. It is \$25 if you have the unit service done the same day as our monthly complex service or \$40 if any other day. Give management a call if you have trouble scheduling an appointment.

## Architectural Applications

Any modifications made to the CDA Association property require the approval of the CDA Board PRIOR to the modification being made. **NO EXCEPTIONS!** This includes your doors and windows.

Article 7 (Architectural Control) of the CC&R's gives detailed rules about what can and cannot be done, as well as the process of applying for approval to make any modifications. This includes making additions, alterations, repairs, replacements or maintenance to your Exclusive Use Common Area or the exterior of your unit. Examples would be making any changes to your doors, windows or sliding glass doors, installing any type of antenna, or putting in any type of ventilation through the exterior walls for appliances such as dryers.

To make it perfectly clear - absolutely nothing can be done to any area of the CDA property, including anything to any area of any building, without PRIOR approval of the Board.

If you are renting your unit, then you are completely responsible and liable to the CDA Association for the actions of your tenants and for their compliance with the Governing Documents.

Please call us at (925) 290-7456 if you have any questions about this issue.

# Future CDA HOA Board Meetings

## November 13 & January 14

All Board meetings start at 6:30 pm in the meeting room on the second floor near unit 94.



If your vehicle has been towed, please contact Allen's Automotive & Towing at (925) 443-1767. They are located at 185 North K Street, Livermore CA 94550

### CDA HOA Insurance

#### Aaron Katz

Charles Katz Insurance Services  
7011 Koll Center Pkwy Suite 180  
Pleasanton CA 94566  
(925) 484-5900  
Aaron@CharlesKatzInsurance.com



### Police Information

***For all emergencies  
Call 911***

Non-emergencies  
(925) 371-4900

Animal Control  
(925) 371-4848

Graffiti Hotline  
(925) 373-5600

Gang Tip Hotline  
(925) 371-4790

## Project Updates

The next project coming up in 2019 is to paint the complex. In future newsletters we will be providing more details as to when and how this project will happen. There will also be a period of time when we will ask you to comment on the color selections. So, look for more details to come.

## Noise

Every resident that lives here at Castilleja del Arroyo has a right to peace and quiet. In fact, our Rules clearly state no resident can make noise that is annoying, disturbing or causes a disturbance to their neighbors. Unfortunately, we have been receiving complaints from various sources that some residents are violating these Rules. These noises include radios and TV's turned up too loud; yelling; banging cabinets and dishes; slamming doors; loud cars, trucks and motorcycles; etc.

We have heard from residents they believe they can make noise up to a particular time. For example 10 PM or 11PM. However, this is not true. There is no time, day or night, when any resident can make noise that violates the Rules.

In addition, the City of Livermore's noise ordinance, Livermore Municipal Code Section 9.36, states, in part, regarding the time restrictions, "... at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any office or in any dwelling, hotel or other type of residence, or of any persons in the vicinity, is prohibited."

Please remember that we all live very close to each other. Our walls are thin and just about any noise you make can be heard. Slamming doors, pounding up and down the stairs, running your dishwasher and garbage disposal, rattling your dishes, even taking a shower all produce noise that can disturb your neighbors.

Try to be aware of the noises you are making, and ask yourself if they might be causing a disturbance.

Please treat each other kindly.