

August, 2021



Castilleja del Arroyo

Castilleja del Arroyo HOA Newsletter

www.CastillejaDelArroyo.com / CastillejaDelArroyo@gmail.com



Find us on Facebook at 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 - Chong Knowles
Treasurer - Kevin Hawley
Director - Dorota Meller

Parking Rules and Towing

As most of our residents know, there are very limited uncovered parking spaces here at CDA. As such, it is very important for us to take steps to ensure those spaces are available to our residents. Sometimes these steps may seem strict and, when your vehicle gets towed, you may feel you have been treated unfairly.

Management

Onsite Manager
Greg Knowles, CCAM
(925) 290-7456

Offsite Manager
Nathan Mitchell - NAM
(925) 243-1797, x103
nmitchell@neighborhoodam.com

We try our very best to be fair and equitable when making the costly decision to tow vehicles. We give an additional warning prior to towing vehicles, the first being the warning displayed on the signs at every uncovered parking space, though this additional warning is not required. And, when someone has violated the parking rules, even after receiving their additional warning, we will still try and track down the vehicle's owner prior to towing the vehicle, though we are, again, not required to do so. *Please note though, vehicles parked in the Red Zones or in a resident's assigned covered parking space receive no warnings before being towed.*

The CDA HOA "Vehicle Operation and Parking Rules" can be found on the "Documents" page of the Castilleja del Arroyo website - <https://www.castillejadelarroyo.com/> Please review them and feel free to contact the Onsite Manager (925-290-7456) if you have any questions.

These rules are here for safety and to try and make as many spaces available to our residents as possible. Please do not put us into the position of having to tow your vehicle. Please follow the rules. Thank you.

Utility Shut-Off Locations

It is valuable for each resident to know where the shut-off locations are for their water, gas and electric utilities in the event of an emergency. This information can also be meaningful if you need to perform work on the utilities within your residence and need to shut these utilities off.

Each unit has an individual gas meter and electric meter. So, you are able to shut off these two utilities without affecting any other unit. However, the water shut-off valves are shared between units. Therefore, it is important for you to know what other units will lose their water if you shut off the water valve to your unit.

It is essential to be prepared and have this information before an emergency happens. Please communicate with the Onsite Manager at (925) 290-7456 or at castillejadelarroyo@gmail.com so he may show you where the shut-off locations are for your unit.

Future CDA HOA Board Meetings

September 14 & November 9

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

If you wish to attend the meeting by Zoom, you will find the link in the CDA Calendar on the CDA website - CastillejaDelArroyo.com.



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 Insurances Services
7011 Koll Center Pkwy, Suite 180
Pleasanton CA 94566
(925) 484-5900, ext. 224
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

1. "Unit 21 Fire": Reconstruction has begun on these units. Unfortunately, due to delays in receiving materials from vendors, it appears this project will not be complete until the end of August, 2021.

Architectural Guidelines

We want to remind everyone that there are only four items that are authorized to be on balconies. They are plants, a table and chairs, bikes and a BBQ. If you have anything else on your balcony, it must be removed. The balconies are not to be used as storage areas.

Also, no blinds, screens, tarps, etc., can be mounted anywhere around your balcony. If you have a back patio, none of these items, including umbrellas, can be placed in the patio area if they can be seen over the fence.

Please help us to keep our complex looking good by complying with these restrictions. Thanks!

Election Results

- Budget Surplus Resolution:** 33-Yes 1-No 1-Abstain: Resolution Approved
- Election of Directors** - There were 2 candidates for 2 open seats.

Statistics	Qty	Candidate	Votes	Result
Number of Units	124	John Howard	38	Elected
Not eligible to vote	0	Charles Katz	30	Elected
Quorum Needed	31			
Ballots cast	35			
Abstentions	0			
Voided ballots	1			