

August, 2022



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 - Chong Knowles  
Treasurer - Rebecca Jaffee  
Director - Vacant

## 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](mailto: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. And, when someone has violated these parking rules, even after receiving their additional warning, we will still try and track down the vehicle's owner prior to towing the vehicle.

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.

Please follow these rules. They are here for your 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 note: Vehicles parked in the Red Zones or illegally parked in a resident's assigned covered parking space receive no warnings before being towed. Also, only the CDA HOA Board or Staff can call the towing company for these vehicles to be towed. If you find a vehicle parked in your assigned covered parking space, please call the Onsite Manager.*

## Gardening Spaces

Through the years the Association has encouraged our residents to use portions of the Association Common Area property to grow various plants to beautify our complex. If you are interested in planting your own garden, please contact the Onsite Manager to determine what area you can use.

Please note the general rule is that anything you plant in the ground becomes Association property. However, anything you maintain in a planter or pot remains yours. Despite that, however, all these plantings, whether in the ground or in a pot are on Association property and must be properly maintained at all times. If you do not maintain your plantings, the Association shall maintain or remove the plantings as necessary.

# Future CDA HOA Board Meetings

## September 13 & November 8

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. The Fire Safety Equipment project is almost complete. So far, over 70% of units inspected have failed to have all the required equipment. If you still have not had your appointment, please contact the Onsite Manager to schedule it.
2. The pool filters have reached the end of their useful life. We will be replacing them with sand filters, which provide the advantages of low cost, low maintenance, and are more environmentally friendly.

## 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 rules. Thanks!

## Election Results

1. **Budget Surplus Resolution:** 27-Yes 4-No 7-Abstain 2-No Answer:  
Resolution Approved
2. **Election of Directors** - There were 2 candidates for 3 open seats.

Statistics	Qty	Candidate	Votes	Result
Number of Units	124	Chong Knowles	45	Elected
Not eligible to vote	0	Rebecca Jaffee	35	Elected
Quorum Needed	31			
Ballots cast	40			
Abstentions	0			
Voided ballots	0			