

February, 2022



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

Packages

Various companies, such as UPS, FedEx and the United States Postal Service, drop packages off at our complex. The U.S. Postal Service can use the parcel boxes located next to the mailboxes at the front of the complex as a secure drop-off point. Unfortunately, the other companies do not have such a secure option since there is no office here. As such, if your package does not require a signature it is usually just dropped at your front door, which gives thieves an opportunity to steal the package.

Management

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

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

If it does require a signature, they do not leave it and you must make other arrangements to get it.

There is an additional option for these companies to have the Onsite Manager sign for packages and store them for our residents. The package companies then put a notice on the resident's door notifying them the package is with the Manager. This has worked out well and helps to provide a more secure option for our residents who receive packages at our complex.

If you know you are going to be receiving a package, and would like to take advantage of this more secure delivery method, please communicate with your delivery company, either through their website or by putting a notice on your front door, asking them to leave it with the Onsite Manager. Feel free to put the Manager's telephone number (925-290-7456) and unit number (73) on the notice to direct the delivery person to the Manager. We hope this additional option helps to allay any fears you might have about receiving a package here at CDA.

CDA Rules and Policies Handbook

The Rules and Policies Handbook is available at the Castilleja del Arroyo HOA website. You will find it here - <https://www.castillejadelarroyo.com/pages/pdfs.html>

This Handbook summarizes our CDA rules and policies for your convenience, but it does not contain all of the details found in the Bylaws, CC&Rs, annual Policy Statement (sent to owners each year), and California laws that apply to owners, tenants, employees, and the HOA Board. For example, this Handbook does not include information about dispute resolution or payment of monthly assessments. The Handbook does, however, provide a concise listing of important rules and policies for yourself, and in a format that can be easily shared with your tenants as a quick reference.

Please take a moment to look at this document. If you have any questions, please feel free to contact the Onsite Manager at (925) 290-7456.

TV/Satellite Antennas & Cable

All of the units at Castilleja del Arroyo have a single coaxial cable connection in their living room. If you would like to get a cable connection in another part of your unit, you must route the lines inside your unit or use a wireless box. You cannot run another cable on the outside of the building to another location.

No TV antennas may be placed anywhere on the Common Area, which includes your balconies and back patios, without written authorization from the Castilleja del Arroyo HOA Board.

Satellite antennas may be placed on the roofs of the building. However, you must contact the Onsite Manager prior to the installation of any satellite antenna to ensure the correct placement of the antenna. This will help you avoid having to spend money to have it moved if it is placed in the wrong location.

Future CDA HOA Board Meetings

March 8 & May 10

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": The reconstruction of the units is complete and all affected units have been returned to their owners. Please ensure you do not park your vehicle in any of their assigned covered parking spaces.
2. The Fire Safety Equipment project is over half way complete. So far, over 70% of units inspected have failed to have all the required equipment. Please contact the Onsite Manager to schedule your appointment.

Water Issues

Your attention matters! Unchecked water leaks can cost everyone in the community. Owners and residents, please regularly check your unit for leaks and conserve water when and where you can.

Water leaks can be found in a number of areas - running toilets, leaky faucets in the kitchen and bathroom, leaking showers, leaky or left on spigots. Our HOA water bills are high and that translates into higher dues and higher rents.

Please do your part to reduce our water consumption and help get all of our utility bills down.

Also, residents living in units on the first floor, please notify management immediately if the floor feels unusually warm. We had a recent problem where a hot water line broke inside the concrete slab on the first floor and caused water damage inside the unit. Prior to the break, the residents noticed the floor in that area was unusually warm.

Please help reduce the chance of water damage to your unit by contacting management at (925) 290-7456 if you notice anything unusual.

Items Hanging on Fences/Balconies

Please remember that our Governing Documents are very clear that no items may hang on the fence or balconies that can be seen from someone standing on the ground level.