

September, 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 - Rebecca Jaffee
Director - Vacant

Drought Conditions

According to the U.S. Government's official website, the U.S. Drought Monitor (<https://www.drought.gov>), Alameda County is currently in an Exceptional Drought. You only need to look at how low the water level is in the Shadow Cliffs Lake Reservoir when driving down Stanley Blvd. to understand how bad our water situation is. They expect this drought condition to persist. Governor Newsom has called

on Californians to reduce water usage by 15% to help protect water reserves.

Management

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

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

Leaks and drips can add up to thousands of gallons of wasted water each year. Please check to see if you have any water leaking from the hose bib near your unit. Also, if you hear any water running from unexpected areas, please let management know so we can investigate what the source is. If you see sprinklers broken, please let management know so they can be fixed.

Inside your unit, please consider installing water efficient equipment such as low flow shower heads and toilets. If you have a water filtration system, please replace worn out filters. When washing dishes please remember your dishwasher uses much less water than hand washing in the sink. However, if you do use the sink, please don't leave the water running when rinsing.

If we all contribute just a small effort to reduce our water usage, it can add up to a huge savings for all of us. Not only saving us money but also saving a resource that we, literally, must have to survive.

Flood Insurance

Over the years we have received several inquiries about flood insurance at Castilleja del Arroyo. These have mostly been prompted by financial institutions, who are providing loans on units here, telling their customers that flood insurance is required because CDA is in a FEMA flood zone. As a result, we investigated the legitimacy of their claims. What we discovered is that, most of the time, they are confusing our complex with the complex next door at 975 Murrieta Blvd., which has many of their units in the flood zone. However, there is one building at Castilleja del Arroyo that is in the flood zone. It is the building on the 1001 Murrieta Blvd. side of the complex that has even-numbered units 76 - 122.

We have added a link to the "Documents" page of the CDA website that will download a ZIP file for you. Within this ZIP file are files that show where the flood zone is located next to CDA. If you look at the picture of the flood zone boundaries, you will see there are only a few units in the far southwest corner of the complex that are in the 100-Year Flood Zone. So, unless your unit is within this area, you are not in that flood zone. Though, just as with earthquake insurance, flood insurance is not required for the HOA to have, for those units within the building that is in this flood zone, CDA had previously procured limited flood insurance for that one building to help those owners affected. However, the insurance company no longer offers that limited policy and there is no longer any flood insurance active.

Feel free to share this documentation with your financial institution if they say you need flood insurance, and feel free to provide them with our number, 925-290-7456, if they wish to talk with us about it.

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. There are less than 10 units left on the Fire Safety Equipment Inspection project. So far, over 70% of units inspected have failed to have all the required equipment. So, it is very important to have this inspection done to ensure we are all protected. If you still have not had your appointment, please contact the Onsite Manager to schedule it.

Pest Control Contract

We would like to remind you that CDA has a contract with Orkin Pest Control. Our contract provides for both spraying around all the buildings on the second Tuesday of each month and to maintain several rodent bait stations.

However, the contract also provides for special pricing to owners if they wish to have interior pest control performed within their unit. The cost is \$25 if done on the day the technician is here for our monthly exterior service or \$40 if done any other day.

Please call (866) 640-4371 and press 1. Once an operator answers give them your address. If the operator tells you only the manager can make appointments for individual units, please ask them to read the account notes where we have given permission for residents to make appointments for their own units.

Please note that if you see any evidence of Termites, do not call Orkin. Please call the Onsite Manager at (925) 290-7456. Thank you.

CDA Community Watch

All of us here at Castilleja del Arroyo (CDA) are a community. It is important for us to watch out for each other. It is also important to let management know if there is a problem, so that we can have an opportunity to correct the situation.

If you observe some activity or condition that is unusual or concerning, please contact management at (925) 290-7456 or castillejadelarroyo@gmail.com.

Please understand that we have no desire to see anyone get into trouble, but it is necessary to try and correct problems when someone is behaving badly. We can't be everywhere, so we count on you to let us know when there are problems. Without your communication, the problem may never be resolved.

One final note, if you see crime happening, please call 911 right away. Thank you.