

January, 2023



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

Christmas Tree Disposal

Livermore Sanitation will be picking up Christmas trees from the area behind the trash enclosures. Please place your Christmas tree there no later than **5 p.m. on Monday, January 9, 2023**. If you miss the pick-up, you will have to dispose of your tree at your own expense.

Management

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

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

Please note that lights, decorations and stands must be removed. Trees over 6-feet tall must be cut in half. Trees shall not be bagged or wrapped. And, flocked and artificial trees cannot be accepted.

Please contact management at (925) 290-7456 if you have any questions.

Parking Rules

You may find a copy of the complete Vehicle Operation and Parking Rules on the Documents page of the CDA website (castillejadelarroyo.com). However, here are some common rules that are often broken:

1. **96-Hour Rule:** No vehicle shall occupy the same Visitor Parking Space for longer than 96 consecutive hours, unless the owner has obtained written approval from the Association for a limited one-time extension.
2. **Hang Tags:** Beginning at 5 p.m. and ending at 7 a.m. every vehicle parked in an uncovered Visitor Parking Space shall display a CDA Hang Tag within the vehicle, hanging from the rearview mirror, with the serial number facing forward and visible through the windshield. For those vehicles without a rearview mirror, the CDA Hang Tag shall be displayed on top of the dashboard such that the serial number is clearly visible from outside the vehicle. A CDA Hang Tag placed anywhere else in the vehicle, even though it may be visible from outside the vehicle, is considered invalid. The entire Hang Tag, including the serial number, must be visible from outside the vehicle. If it cannot be seen, the Hang Tag is invalid.
3. **Vehicle Registration:** Every vehicle parked on the Castilleja del Arroyo complex is required to have a current and valid registration. This requirement is for every vehicle, regardless of whether it is parked in your Unit Parking Space or in a Visitor Parking Space.
4. **Parking Space Boundaries:** Imagine an invisible wall coming up from the white lines in a parking space. No part of your vehicle may touch this wall. However, even within the parking space, you cannot park at an angle that interferes with ability of the person parking next to you to easily get in or out of their vehicle.

Vehicles found in violation of these rules are subject to fines and towing at the owner's expense. Please help us avoid these unpleasant penalties by ensuring you follow the rules.

Please contact management at (925) 290-7456 if you have any questions.

Future CDA HOA Board Meetings

January 10 & March 14

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 Clubhouse Replacement Project has begun. CDA is currently getting bids from architects for this project. The project is expected to be completed in 2024.

Pets

In accordance with the CDA Governing Documents, pets may not be a nuisance. All pet owners must use common sense and behave courteously to avoid creating a nuisance. For example you should:

1. Train your pet to be obedient and well behaved
2. Keep your pet on a leash while in the Common Area.
3. Train your pet to stay quiet in your home, in the back patio or on the balcony, especially while you are away.
4. Keep your back patio area and balcony clean to avoid unwanted smells, attracting flies and spreading disease.
5. Do not leave food outside when your pet is not eating. This attracts other animals to our complex.
6. Clean up after your pet if it eliminates in the Common Area.

Please remember, the determination of whether a pet is a nuisance or not is at the sole discretion of the CDA HOA Board. Any pet deemed a nuisance may be banned from the property and the owners fined. Please help us avoid any problems by following the rules and being a responsible pet owner. Thanks!

Back Patio and Balcony Areas

The back patio area and balcony associated with each Unit is not part of the Unit and is not owned by the Unit owner. Those areas are part of the Association Common Area and cannot be modified in any way without the written approval of the Castilleja del Arroyo HOA Board.

We discovered recently a Unit owner had painted the inside of the back patio fence a different color than the color approved in the Architectural Guidelines. That owner was required to return the fence to the original color at their own expense. Another owner mounted some heavy shelves to the interior of the back patio fence, causing damage to the fence. That owner was required to remove the shelves and pay for repairing the fence. A few years ago, a balcony floor was destroyed from an owner leaving their pet on the balcony when they were away and the dog significantly damaged the decking. That owner also had to pay to have the damage repaired.

If you would like to make a modification to the back patio area or balcony, please communicate with the Onsite Manager at (925) 290-7456 prior to making any changes. He can advise you of what is allowed and the process for seeking approval from the HOA Board. Thank you.