

March, 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 - Nicole Branning

Making Changes To Your Unit

Are you thinking about replacing your windows or doors?
Are you looking at making changes inside your unit, such as modifying an inside wall or cabinets, or adding a new type of appliance you don't already have?

If you are, then you should keep in mind this simple rule:

Management

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

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

RULE: If you want to make any changes to your unit, inside or outside, obtain CDA Board approval first.

WHY? So we can give you advice and help you avoid costly mistakes. You should do this before you spend any money or sign any contracts. It's also required by our Association's governing rules.

HOW? Contact the Onsite Manager at (925) 290-7456 so he can help you obtain and fill out a simple Architectural Application form. You can also download this form on the Documents page of the Association's website - <https://www.castillejadelarroyo.com/pages/pdfs.html>. Once filled out and turned in, the HOA Board will review the form at the next scheduled meeting.

Selling Your Unit?

With property values high, you might be considering selling your unit. If you do, you will probably have to provide HOA documents at some point during the sale. When you do, you can contact Crislyn at (925) 243-1797, extension 110, and she can help you with them.

Also, please remember to transfer your Laundry Room/Pool keys, mailbox keys, unit keys and CDA HOA Parking Hangtag to the new owner. The Laundry Room/Pool keys and Parking Hangtag cost \$50 each to replace. So, you can avoid that added expense by transferring them to the new owner.

Advertising is important when you are selling your unit, and it would be great to have lots of signs pointing potential buyers to your unit. Unfortunately, the HOA has some rules that restrict where signs can be placed on the HOA property. No signs can be placed anywhere on the HOA property, except for signage pointing to an Open House, and then only on the day the Open House takes place. Those signs must be removed at the end of that day. You can put signs inside the windows of your unit, at both the front and back, that indicate the property is for sale or rent. But they must be removed once the property is sold or rented.

There are a few units in the far south-western part of our complex that are in the FEMA 100-year flood zone. So, there may be issues with financial institutions related to flood insurance. Please note the HOA does not carry any flood insurance. There has been confusion in the past about which units are in the flood zone and which are not. If you get into a situation where this might involve your unit please contact the Onsite Manager at (925) 290-7456 and we will help you determine whether your unit is affected or not.

Future CDA HOA Board Meetings

March 14 & May 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 - www.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

We have met with multiple roofing contractors and have determined the best course of action is to have the defective portion of the roof the previous HOA Board had installed removed and the correct type of roof installed.

We will also be removing all roof drains, which have caused leaking problems in several units, and converting the drainage system on the roofs to scuppers. The new roof system being installed will be a TPO system that has a minimum life expectancy of 20 years. In addition, because of the bright white color the TPO material is, there should be a marked improvement in the energy efficiency for all unit roofs.

We are currently gathering bids for this project and will review them as soon as they are received.

Front Yards

The front yards of every unit here at Castilleja del Arroyo are part of the Common Area, which is owned by the Association. However, the Board has a general policy that encourages individual owners, or their residents, to landscape their front yards in an effort to beautify our complex.

With Spring around the corner, we would like to encourage all of you to plant some flowers and help bring some color to our community. If you have any questions about what is okay to plant, please give us a call at (925) 290-7456. Thanks!

Hose Bibs

First floor units have a hose bib (where you attached a garden hose) for water in the back patio area. Also, there are hose bibs on the buildings at various locations around the complex. If you notice a hose bib is leaking or is broken, please notify the Onsite Manager at (925) 290-7456 to have it replaced.