



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

Not having Smoke Alarms, Fire Extinguishers and Insurance were Costly Mistakes

We have had three destructive fires at CDA in the last 7 years. These fires were caused by individual resident's actions and choices. One was caused by a resident leaving cooking food unattended, one was caused by an open flame in the living room and the

other by a resident leaving flammable materials next to the unit wall heater. The damage from each of these fires was significant in part because the units involved did not have functioning smoke detectors and fire extinguishers. We were lucky that nobody was injured or killed in these fires. But, one result of these fires is the cost of CDA's insurance has more than tripled, causing significant increases in monthly dues.

Management

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

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

You can prevent these fires and financial losses by following these steps (see details below):

1. **Smoke alarms – install and maintain**
2. **Fire extinguishers – purchase and keep within easy reach**
3. **Flammable materials – keep away from your heaters and stove**
4. **Insurance – Owners need Unit Owner's Insurance AND Renters need Renter's Insurance**

SMOKE ALARMS: All Units are required to have fully functioning smoke alarms as follows:

1. One on each floor in non-sleeping areas
2. One in each sleeping area
3. One in each hallway that leads directly to sleeping rooms

Details on the number and location of smoke alarms are specified in section 310.9.1.4 of the California Building Code. If a fire happens in your unit and you do not have fully functioning smoke alarms in the required areas, you could be held liable for the results of the fire. Please make sure all your smoke alarms are working. Please do not disconnect, remove, or otherwise make them non-functioning. It could make the difference between life and death for you and others.

FIRE EXTINGUISHERS: Fire extinguishers can make all the difference. The last fire was detected quickly, but the residents did not have a fire extinguisher, so they left the Unit to get one of the fire extinguishers from outside. Even though they were gone only a few minutes, by the time they got back, the fire had spread so fast the entire unit was in flames – and ended up destroying four Units.

KEEP THE AREAS AROUND YOUR HEATERS AND STOVE CLEAR: Reports indicate the last fire started when some flammable materials placed too closely to the unit wall heater caught fire and then spread to a couch close by. Other fires were caused by unattended flames igniting nearby flammable materials.

INSURANCE: The CDA fires resulted in significant financial losses to individual CDA Members and Residents because they did not have insurance. For example, in the last fire, one of the unit owners did not carry any *Unit Owner's Insurance*, and that owner had to pay to have that unit rebuilt. Two of the units occupied by renters did not have any *Renter's Insurance*. And those renters had to pay to replace their personal belongings. Stated simply, **you need to have insurance!** The cost is not very high and, if a tragedy like this happens to your unit, you will be very happy to have it. In addition to fire protection, your insurance policy may also cover liability for your unit, which can protect you if, for example, someone is hurt inside your unit. Each insurance company is different, so please consult with your insurance agent for information about their policies and what they cover.

Please work with us to eliminate the chance of fires here at our complex! Thank you!

Future CDA HOA Board Meetings

May 9 & July 11

(Annual Member's Meeting - 6:00 pm June 13)

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

1. We are gathering bids for the Roof Replacement Project. Work will begin as soon as the bids are reviewed and a contractor selected.
2. The Annual Fire Equipment Safety Inspections will begin next month. The Onsite Manager will communicate with you to set up the appointment for your unit to be inspected.

Pool Opening

The pool is scheduled to open this month. Once the warm weather has settled in, you will see the pool furniture placed into the pool area and that will be your sign that the pool is open. The pool is scheduled to be closed on October 31, 2023.

Please take care of the pool furniture, and please do not use any of the emergency equipment unless there is a real emergency. Please follow all the posted rules and please treat each other kindly.

Have fun!!

Trash and Recycling

Please place all clean paper, cardboard, plastic and glass into the blue recycling containers in the trash enclosures. Please do not put them into the compactor. Livermore Sanitation will charge us extra if they discover recyclable materials in the compactor. That means higher dues for owners and higher rents for renters.

Also, please do not put any furniture, construction materials, electronics, mattresses or other items that are too big for the compactor into our trash. Again, this just means extra pickups by Livermore Sanitation and higher costs to you.