

September, 2023



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

Water Usage

Even though we have had some relief from the exceptional drought we have been experiencing, the Alameda County Water District is currently at Stage 2 Water Shortage, which means there is a moderate water shortage. The water levels of the district's reservoirs are trending downward, water levels in wells are more than 4 feet below ground level or the water system's production is down

at least 20%. Customers must comply with restrictions on nonessential water use. So, even though we are not in a severe drought right now, that could easily come back.

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 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 has a portion of the building 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 flood zone. So, unless your unit is within this area, you are not in a flood zone. CDA does not have flood insurance on this building.

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 12 & November 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 - 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. The Roof Replacement project continues and has now begun the third building. We are hoping to complete five buildings this year before the rain forces a stoppage for the season. Please avoid any areas where construction is going on. But, if you need to move around these areas, be cautious and pay attention to your surroundings. Residents will be notified when their building is the next one to be worked on.
2. The Annual Fire Equipment Safety Inspections have begun. The Onsite Manager will contact residents to set up appointments for this mandatory inspection. Please contact him at (925) 290-7456 if you have any questions.

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.