

June, 2024



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 to keep in mind this simple rule:

Management

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

Offsite Manager
Nathan Mitchell - NAM
(925) 495-4545
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, or the Offsite Manager at (925) 495-4545, and either of them will help you obtain and fill out a simple form so you can get quick review and approval by the Board.

Pool Rules

The pool is open and we want to take this opportunity to remind all of our residents of the pool rules.

**There is no lifeguard on duty.
In case of emergency, call 911.**

- During the pool season (May - October), the pool is open from 8:00 am through 9:00 pm.
- Emergency equipment, such as rescue flotation devices or safety pool hooks shall not be used except in an actual emergency.
- Nobody under the age of fourteen (14) may enter the pool area unless under the direct and continuous supervision of an adult over 18 years of age.
- Only residents and their guests may enter the pool area. Guests must be accompanied by a resident at all times. A maximum of two (2) guests are allowed from each Unit.
- No glass of any type, alcohol, animals, vehicles, equipment, large inflatables, or machinery are allowed in the pool area. This includes but is not limited to pets, bicycles, skateboards, and scooters.
- No running, horseplay, or diving is allowed in the pool area.
- Radios, stereos, etc., must not be played at a level that causes a nuisance.
- If requested to do so by an HOA employee or member of the HOA Board of Directors, any person within the pool area must identify themselves by Unit number and must produce a resident key to the pool gate.
- Please remove all personal items when leaving pool area. Personal items left in the pool area after closing will be disposed of.
- The pool area may only be accessed through the gate and only by using a resident key. The gate must be closed securely after each entry or egress and may not ever be propped open.
- There is no bathroom in the pool area. Please use the bathroom in your unit.
- Persons having currently active diarrhea or who have had active diarrhea within the previous 14 days shall not be allowed to enter the pool water.
- All activities within the pool area are monitored by security cameras.
- The maximum pool area occupancy is 50 persons.

Please note - failure to adhere to the rules may result in the pool being closed.

We ask that everyone using the pool please take care of the pool furniture. It is difficult to replace.

One final note - though all of the pool rules are important, we would like to emphasize the rule about **not bringing any glass into the pool area**. If glass breaks anywhere near the pool, the pool will likely be closed for the rest of the season because we will have to drain the pool.

Future CDA HOA Board Meetings

July 9 & September 10

(Annual Member's Meeting - 6:00 pm June 11)

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 has started again, with a goal of completing the remaining nine buildings before the rainy season returns. Please remember to be careful around buildings where construction is going on. Also, please remove any items from your back patio areas that may be damaged by falling debris. One note - all units with a skylight will be having a brand new skylight installed.

Each building is expected to take about 3 weeks to complete. However, there will be some overlap in the building schedules because there are two crews working at the same time - one tearing off the old roofs and one putting the new roofs on.

Election News

The Annual Meeting of the CDA Membership will take place on Tuesday, June 13, 2023, at 6:00 p.m. in the CDA HOA Board Meeting Room. Please make sure to mail your ballot to the Neighborhood Association Management office no later than 5:00 p.m. on that day, or you can bring it with you to the meeting at 6:00 p.m.

Your vote is very important.

Please take a moment to fill out your ballot and send it in. Thanks!

Laundry Rooms

As most of our residents know, the high-efficiency washing machines we use here at Castilleja del Arroyo require the use of liquid soap. Powdered soap will clog the dispenser and make a mess. Please only use HE liquid soap in the washing machines.

Also, if you lose money in the machines, have difficulty with the PayRange phone payment application, or the machine you are using has a malfunction, please contact the Onsite Manager right away at (925) 290-7456.

Finally, please do not try and force the washing machine doors open. They have a lock and you will break it if you try to pry the door open. Again, if you need to get your clothes out of the machine and the door will not open, please contact the On-site Manager for assistance. Thank you.