

September, 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

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) 495-4545
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.

Fire Equipment Safety Inspections

Starting this month (September), the annual fire equipment safety inspections will begin. Every unit will be inspected to insure the required smoke detectors, carbon monoxide (CO) detectors, and fire extinguishers are installed and functioning. Compliance is the responsibility of the unit owner. A tenant cannot be made responsible for this, but the tenant has a duty to notify the owner if the tenant becomes aware of an inoperable piece of equipment.

- Every bedroom is required to have a smoke detector.
- The hallway outside the bedrooms is required to have a smoke detector and a carbon monoxide detector. These can be separate detectors or combined into one unit.
- For two-story units, a smoke detector and carbon monoxide detector is also required in a central location on the first floor. Again, these can be separate detectors or combined into one unit.
- For three-bedroom units, an additional smoke detector is required on the first floor in the additional room with the sliding glass door.
- A fire extinguisher is required on each floor.

The Onsite Manager will contact each resident to set up an appointment for the inspection. Each inspection is expected to take no more than 15 minutes. If a piece of equipment needs to be replaced, the owner is responsible for the purchase and installation of the equipment. If a unit fails an inspection, the owner will need to correct the failure right away and a follow-up inspection will be scheduled to insure compliance.

Each unit having all the required fire equipment is necessary to increase the safety of our complex and community. We ask every owner and resident to cooperate with these inspections. If you have any questions, please contact the Onsite Manager at (925) 290-7456. Thank you.

Future CDA HOA Board Meetings

September 10 & November 12

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, with a goal of completing all the remaining 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.

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.