

February, 2025



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

Unit Owners Insurance

There has been some confusion about what the Association insurance covers and what the Unit Owner's insurance covers. To clarify - the Association insurance only covers the Common Area, not your Unit. It does not cover anything that is the responsibility of the owner, nor anything that the owner damages. If something you are responsible for, such as your plumbing fixtures, cause damage to your unit, another unit or the Common Area, you are fully responsible for the cost to repair that damage.

Management

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

Offsite Manager
Nathan Mitchell - NAM
(925) 495-4545
nmitchell@neighborhoodam.com

Not too long ago a unit owner had his second floor bathroom toilet overflow and it caused approximately \$20K worth of water damage inside his unit. Unfortunately, his unit owners insurance only covered \$5K and he had to pay the remainder himself. We strongly recommend you consult with your insurance professional and make sure you have enough coverage in your policy to fully cover any such damage and to insure you have enough liability insurance in case someone is injured.

Please note, for those owners that have renters, your renters also need liability insurance as well as enough insurance to cover their own personal property. If someone is injured, they could also be held liable.

CDA Rules and Policies Handbook

The Rules and Policies Handbook is available at the Castilleja del Arroyo HOA website. You will find it here - <https://www.castillejadelarroyo.com/pages/pdfs.html>

This Handbook summarizes our CDA rules and policies for your convenience, but it does not contain all of the details found in the Bylaws, CC&Rs, annual Policy Statement (sent to owners each year), and California laws that apply to owners, tenants, employees, and the HOA Board. For example, this Handbook does not include information about dispute resolution or payment of monthly assessments. The Handbook does, however, provide a concise listing of important rules and policies for yourself, and in a format that can be easily shared with your tenants as a quick reference.

Please take a moment to look at this document. If you have any questions, please feel free to contact the Onsite Manager at (925) 290-7456.

TV/Satellite Antennas & Cable

All of the units at Castilleja del Arroyo have a single coaxial cable connection in their living room. If you would like to get a cable connection in another part of your unit, you must route the lines inside your unit or use a wireless box. You cannot run another cable on the outside of the building to another location.

No TV antennas may be placed anywhere on the Common Area, which includes your balconies and back patios, without written authorization from the Castilleja del Arroyo HOA Board.

Satellite antennas may be placed on the roofs of the building. However, you must contact the Onsite Manager prior to the installation of any satellite antenna to ensure the correct placement of the antenna. This will help you avoid having to spend money to have it moved if it is placed in the wrong location.

Future CDA HOA Board Meetings

March 11 & May 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. The Roof Replacement project has been suspended for the rainy season. There are three buildings remaining and they will be completed when the rain stops in the spring.
2. The laundry room renovations are well underway. Five of the six laundry rooms have had the floors redone with the sixth currently being worked on. We have also starting replacing the lights and timers. We expect the project to be completed by next month.

Water Issues

Your attention matters! Unchecked water leaks can cost everyone in the community. Owners and residents, please regularly check your unit for leaks and conserve water when and where you can.

Water leaks can be found in a number of areas - running toilets, leaky faucets in the kitchen and bathroom, leaking showers, leaky or left on spigots. Our HOA water bills are high and that translates into higher dues and higher rents.

Please do you part to reduce our water consumption and help get all of our utility bills down.

Also, residents living in units on the first floor, please notify management immediately if the floor feels unusually warm. We had a recent problem where a hot water line broke inside the concrete slab on the first floor and caused water damage inside the unit. Prior to the break, the residents noticed the floor in that area was unusually warm.

Please help reduce the chance of water damage to your unit by contacted management at (925) 290-7456 if you notice anything unusual.

Items Hanging on Fences/Balconies

Please remember that our Governing Documents are very clear that no items may hang on the fence or balconies that can be seen from someone standing on the ground level behind your unit. But, if you have a back patio area, you can string a clothes line in the back patio area for drying items, as long as the line cannot be seen over the wood fence.

If you have any questions, please contact management at 925-290-7456.

Pedestrian Safety

We have noticed some of our community's children are riding their bikes and scooters on our sidewalks in a way that is dangerous to pedestrians walking on these sidewalks. Please remind your children that pedestrians have the right-of-way and they must make room for them.

Please help to keep our community safe for everyone.