

December, 2025



## Castilleja del Arroyo HOA Newsletter

[www.CastillejaDelArroyo.com](http://www.CastillejaDelArroyo.com) / [CastillejaDelArroyo@gmail.com](mailto:CastillejaDelArroyo@gmail.com)



Find us on Facebook at [www.facebook.com/cdahoa](http://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

## Happy Holidays

As we come to the end of another year, the CDA HOA Board, employees and NAM Association Management would like to extend to all of you our best wishes for a wonderful holiday season and a very happy new year.

### Management

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

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



Please be kind to each other and to yourselves.

We will see you next year!



## Rules & Policies Handbook

The updated 2026 Rules & Policies Handbook is available. This valuable document provides you with a source for many of the rules and policies here at the Castilleja del Arroyo HOA. Though this is not a complete list, we have incorporated the most common rules and policies that you have asked us about. These include rules and policies related to architectural matters, parking, insurance, noise & conduct, patios & balconies, lease/rental agreements, occupancy limits, pets, laundry rooms, pool area, etc. This document can be especially valuable to your tenants as a quick-reference guide.

You can find a copy of this handbook on the Documents page of the Castilleja del Arroyo HOA website - <https://www.castillejadelarroyo.com/pages/pdfs.html> Just click on the link and you will get the document you can download or print.

### New Monthly Assessments & Payment Grace Period

If you make your monthly assessment payments through your bank's Bill Pay system or you send in a check through the mail, please remember to **change the amount you pay starting January 1, 2026**. The new amount was shown in the annual mail-out you received last month. If your payments are made by ACH payments through the HOA's bank, Heritage Bank of Commerce, the amount will automatically change.

Payment books are no longer sent out to every unit automatically. If you need a payment book, please contact management at 925-290-7456 and one will be sent to you.

Also, please remember **all payments are due on the 1<sup>st</sup> of every month and the grace period is now until the 3<sup>rd</sup> of the month.** *Any monthly assessment payments received after the 3<sup>rd</sup> of the month will be assessed a \$50 late fee.*

# Future CDA HOA Board Meetings

## January 13 & March 10

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](http://www.CastillejaDelArroyo.com).



If your vehicle has been towed, please contact All Brauns Towing at 866-408-8093.

They are located at 1113 Greenville Road, Livermore.

### 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](mailto: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

The driveway sealcoating and re-striping project has been cancelled for 2025 due to the uncertainty of the weather. We will be rescheduling this project for the spring of 2026.

We will notify you once we have set the dates for the project in 2026.

## Holiday Decorations

Holiday decorations may be put up no sooner than two weeks prior to the holiday period. They must be removed within one week after the holiday period is over.

Please do not damage the Association property when you put your decorations up. For example, drilling any holes or installing any permanent nails, screws, hooks, etc., is not allowed. Please remember, balconies and back patio areas are not part of your unit, they are Association property.

Finally, the CDA HOA Board has final approval for all displays. If you have any questions, please contact the Onsite HOA Manager at (925) 290-7456.

## Smoking

The CDA HOA rule regarding smoking is:

***No smoking is allowed inside any Unit. Also, there is no smoking allowed close enough to any CDA building that allows smoke to enter any Unit window or door.***

When you need to smoke, please respect your neighbors and go out into the parking area, away from the buildings. Thank you!

## Laundry Rooms

Due to significant increases in utility and repair costs, starting January 1, 2026, the cost for washing will increase from \$2.75 to \$3.25. The cost for drying will remain at \$1.75.

Also, one of the laundry room rules states: *"Clothes left in any machine for more than 30 minutes past the end of the cycle may be removed from the machine so the machine can be made available to another resident."*

It can be upsetting to return to the laundry room and find your clothes removed from the machine. But we are sure you understand the need to make the laundry machines available to all residents, and we would ask that you set a timer when you use the machines so you can get your clothes out in a timely manner.

For those of you that find yourself needing to remove someone else's clothes from a machine, we would ask that when you remove them to please be respectful of their clothes and place them on the folding table. We are sure you would want that courtesy if it was your clothes that were being removed.

We all share these machines. Please be kind to each other.