

August, 2026



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

Fires and Trespassing Issues

Recently we had an issue where a woman known to the Livermore Police Department as a local homeless person broke through the perimeter fence along the back of our complex in the early morning hours and stole packages left in front of one of our units. We supplied the police department with security camera footage showing the theft and that helped to identify the person. We do not know if they were able to retrieve the stolen merchandise.

Management

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

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

During the investigation of this incident, we discovered the bars on a section of the back fence had been bent enough to allow this person to squeeze through. As a result, we have had work done to repair and reinforce that portion of the fence. We would like to ask all of you to report to us if you see anyone else coming through the back fence or if you see any damage that needs to be addressed.

In addition, we have had some recent fires in the arroyo area behind our complex. For one of the more serious fires, our security cameras recorded the two people setting that fire. Again, we supplied the security camera footage to the Livermore Police Department and we are hopeful the evidence was helpful in catching them. We are very sensitive to the dangers fires pose to our complex from the arroyo. So, if you detect any evidence of an active fire in that area, please call 911 immediately.

We are making an effort to communicate with both the Livermore Area Parks & Recreation Department, which handles vegetation abatement within 10 feet of the bike trail, and with the Zone 7 Water Agency, which handles vegetation abatement in the creek area, to try and get the fuel for these fires removed.

As always, **if you see something, please say something.** We count on all of you to help us identify issues here at the complex so that we can deal with them and make our property a better, and safer, place to live.

Idling: Is It Bad to Leave Your Car Running?

Some residents are letting their vehicles idle in the parking area for extended periods which is allowing their vehicle exhaust to enter other people's units. The poor air quality vehicle exhaust produces is hazardous and can contribute to asthma and other ailments. Any resident that causes a nuisance or hazardous situation that affects another resident is violating the CDA HOA rules which can result in fines or other penalties.

Idling your vehicle—running your engine when you're not driving it—truly gets you nowhere. Idling reduces your vehicle's fuel economy, costs you money, and creates pollution. Idling for more than 10 seconds uses more fuel and produces more emissions that contribute to smog and climate change. Also, leaving your car idling can damage your engine in multiple ways:

1. It can cause carbon buildup on the valves and pistons, leading to engine knocking and poor performance.
2. It can overwork the engine components, leading to premature wear and tear.
3. Idling your vehicle doesn't allow the gasoline to burn off and evaporate appropriately within the engine, causing other vital fluids, such as engine oil, to degrade much faster, leading to a decrease in performance and oil life.
4. It can lead to a buildup of deposits on the spark plugs and cylinders.

Please help to avoid causing a hazardous situation for your neighbors by not allowing your vehicle to idle in the parking area.

Future CDA HOA Board Meetings

September 9 & November 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 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



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 driveway sealcoating project is complete. Thank you all for cooperating and getting all of your vehicles moved out of the driveway area in time. We will be repeating this again in five years.

Architectural Guidelines

We want to remind everyone that there are only four items that are authorized to be on balconies. They are plants, a table and chairs, bikes and a BBQ. If you have anything else on your balcony, it must be removed. The balconies are not to be used as storage areas.

Also, no blinds, screens, tarps, etc., can be mounted anywhere around your balcony. If you have a back patio, none of these items, including umbrellas, can be placed in the patio area if they can be seen over the fence.

Please help us to keep our complex looking good by complying with these rules. Thanks!

Election Results

1. **Budget Surplus Resolution:** 29-Yes; 0-No; 2-Abstain; 0-No Answer:
Resolution Approved
2. **Election of Directors** - There were 3 candidates for 3 open seats.

Statistics	Qty	Candidate	Votes	Result
Number of Units	124	Chong Knowles	44	Elected
Not eligible to vote	0	Nicole Branning	27	Elected
Quorum Needed	25	Rebecca Jaffee	22	Elected
Ballots cast	33			
Abstentions	0			
Voided ballots	2			