

June, 2026



## 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

### Pet Rules

The Castilleja del Arroyo HOA Rules and Policies Handbook states the following related to pets:

1. When in the Common Area, dogs must be on a leash and under positive control at all times.
2. Residents must not allow their pets to interfere with, bother, or harass any people or other animals in any way at any time.

### 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)

3. Pet owners must immediately remove their pet waste from the Common Area. Failure to comply may result in the Unit owner being fined and/or assessed for the repair of any damage to the landscaping caused by that pet.

4. No person may bring a vicious animal onto the HOA property at any time.

5. The HOA Board of Directors may prohibit the keeping of any animal that, in the sole and exclusive opinion of the Board, constitutes a nuisance.

Regarding dogs on leashes, the size, breed, or temperament of your dog has no bearing on whether you are required to have your dog on a leash at all times while on the HOA property. There are no exceptions. Unit owners may be fined for a failure to comply with these rules.

## 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 18 years of age or older.
- 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 shall 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 expensive 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 14 & September 8

(Annual Member's Meeting - 6:00 pm June 9)

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

1. The driveway sealcoating and re-striping project has been scheduled. The 1001 Murrieta Blvd side of the complex will be take place on June 25 & 26. The 1009 Side of the complex will take place on July 1 & 2. Every vehicle will have to vacate every parking space, both covered and uncovered, by 7:00 am on the first morning of the project for each side. **Vehicles not moved by this deadline will be towed at the vehicle owners expense.**
2. We are finalizing the tree removal permit with the City of Livermore for the remaining problem trees. The work will start up again once the permit is approved.

## Election News

The Annual Meeting of the CDA Membership will take place on Tuesday, June 9, 2026, 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, please do not fill the washing machine drum higher than half-way up with clothes. These high-efficiency machines do not use enough water to correctly wash the clothes if you fill it up any higher.

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 HOA 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, contact the Onsite HOA Manager for assistance.