

February, 2021



Castilleja del Arroyo

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 - Kevin Hawley
Director - Vacant

New Monthly Assessment Process

Last year all owners were notified that we would be implementing a new payment process for the monthly assessments (dues) starting in the new year. You received a document that indicated your new account number and informed you of the various ways you could now pay your dues. One of those ways was through ACH, which

automatically deducts the monthly dues from your account, and a new ACH form was included for you to fill out and turn in.

You were also asked to go to <https://nam.cincwebaxis.com/cinc/register/> and set up an account with us. It is important to set this account up so that you will have access to your assessment information, as well as other Castilleja del Arroyo HOA information.

If you have any questions regarding your dues, please communicate with our bookkeeper Noah at Neighborhood Association Management to get everything set up and, if applicable, your overdue payments brought up-to-date. You can reach him at (925) 243-1797, extension 112, or at noah@neighborhoodam.com. You may also contact the CDA Onsite Manager at (925) 290-7456 if you have any questions.

Management

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

Offsite Manager
Nathan Mitchell - NAM
(925) 243-1797, x103
nmitchell@neighborhoodam.com

Revised CDA Rules and Policies Handbook

A newly revised Rules and Policies Handbook is now 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 dues. 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 place.

Future CDA HOA Board Meetings

March 9 & May 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 - 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
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. Laundry Equipment Replacement: All of the new laundry room equipment has now been installed. If you have any problems with the equipment, please contact the Onsite Manager at (925) 290-7456.
2. Aluminum Connector Retrofit: As of now, about half of the complex is complete. For those of you that still have not had this required work done, please contact the Onsite Manager at (925) 290-7456 to schedule this work in your unit.
3. "Unit 21 Fire": Reconstruction has begun on these units. Unfortunately, due to delays in receiving materials from vendors, it appears this project will not be complete until April, 2021.

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 your 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 contacting management at (925) 290-7456 if you notice anything unusual.