

**Castilleja del Arroyo****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

**Christmas Tree Disposal**

Livermore Sanitation will be picking up Christmas trees from the area behind the trash enclosures. Please place your Christmas tree there no later than **5 p.m. on Sunday, January 4, 2026**. If you miss the pick-up, you will have to dispose of your tree at your own expense.

Please note that lights, decorations and stands must be removed. Trees over 6-feet tall must be cut in half. Trees shall not be bagged or wrapped. And, flocked and artificial trees cannot be accepted.

Please contact management at (925) 290-7456 if you have any questions.

**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)

**Parking Rules**

You may find a copy of the complete Vehicle Operation and Parking Rules on the Documents page of the CDA website ([castillejadelerroyo.com](http://castillejadelerroyo.com)). However, here are some common rules that are often broken:

1. 96-Hour Rule: No vehicle shall occupy the same Visitor Parking Space for longer than 96 consecutive hours, unless the owner has obtained written approval from the Association for a limited one-time extension.
2. Hang Tags: Beginning at 5 p.m. and ending at 7 a.m. every vehicle parked in an uncovered Visitor Parking Space shall display a CDA Hang Tag within the vehicle, hanging from the rearview mirror, with the serial number facing forward and visible through the windshield. For those vehicles without a rearview mirror, the CDA Hang Tag shall be displayed on top of the dashboard such that the serial number is clearly visible from outside the vehicle. A CDA Hang Tag placed anywhere else in the vehicle, even though it may be visible from outside the vehicle, is considered invalid. The entire Hang Tag, including the serial number, must be visible from outside the vehicle. If it cannot be seen, the Hang Tag is invalid.
3. Vehicle Registration: Every vehicle parked on the Castilleja del Arroyo complex is required to have a current and valid registration. This requirement is for every vehicle, regardless of whether it is parked in your Unit Parking Space or in a Visitor Parking Space.
4. Parking Space Boundaries: Imagine an invisible wall coming up from the white lines in a parking space. No part of your vehicle may touch this wall. However, even within the parking space, you cannot park at an angle that interferes with the ability of the person parking next to you to easily get in or out of their vehicle.

Vehicles found in violation of these rules are subject to fines and towing at the owner's expense. Please help us avoid these unpleasant penalties by ensuring you follow the rules.

Please contact management at (925) 290-7456 if you have any questions.

# 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.

### Pets

In accordance with the CDA Governing Documents, pets may not be a nuisance. All pet owners must use common sense and behave courteously. For example you should:

1. Train your pet to be obedient and well behaved.
2. Keep your pet on a leash while in the Common Area.
3. Train your pet to stay quiet in your home, in the back patio or on the balcony, especially while you are away.
4. Keep your back patio area and balcony clean to avoid unwanted smells, attracting flies and spreading disease.
5. Do not leave food outside when your pet is not eating. This attracts other animals to our complex.
6. Clean up after your pet if it eliminates in the Common Area.

Please remember, the determination of whether a pet is a nuisance or not is at the sole discretion of the CDA HOA Board. Any pet deemed a nuisance may be banned from the property and the owners fined. Please help us avoid any problems by following the rules and being a responsible pet owner. Thank you!

### Regular Assessments

Please make sure to adjust your regular monthly assessment payment to reflect the new amount starting January 1, 2026. Please remember there will be a \$50 late fee for any assessments received after the 15<sup>th</sup> of the month.

### Holiday Decorations

Please remember to remove all your holiday decorations no later than Monday, January 12, 2026. Thank you!