



Castilleja del Arroyo HOA Newsletter

www.CastillejaDelArroyo.com / CastillejaDelArroyo@gmail.com



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(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

Not having Smoke Alarms, Fire Extinguishers and Insurance were Costly Mistakes

We have had three destructive fires at CDA in the last 10 years. These fires were caused by individual resident's actions and choices. One was caused by a resident leaving cooking food unattended, one was caused by an open flame in the living room and the other by a resident leaving flammable

materials next to the unit wall heater. The damage from each of these fires was significant in part because the units involved did not have functioning smoke detectors and fire extinguishers. We were lucky that nobody was injured or killed in these fires. But, one result of these fires is the cost of CDA's insurance has more than quadrupled, causing significant increases in monthly dues.

Management

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

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

You can prevent these fires and financial losses by following these steps (see details below):

1. **Smoke alarms – install and maintain**
2. **Fire extinguishers – purchase and keep within easy reach**
3. **Flammable materials – keep away from your heaters and stove**
4. **Insurance – Owners need Unit Owner's Insurance AND Renters need Renter's Insurance**

SMOKE ALARMS: All Units are required to have fully functioning smoke alarms as follows:

1. One on each floor in non-sleeping areas
2. One in each sleeping area
3. One in each hallway that leads directly to sleeping rooms

Details on the number and location of smoke alarms are specified in section 310.9.1.4 of the California Building Code. If a fire happens in your unit and you do not have fully functioning smoke alarms in the required areas, you could be held liable for the results of the fire. Please make sure all your smoke alarms are working. Please do not disconnect, remove, or otherwise make them non-functioning. It could make the difference between life and death for you and others.

FIRE EXTINGUISHERS: Fire extinguishers can make all the difference. The last fire was detected quickly, but the residents did not have a fire extinguisher, so they left the Unit to get one of the fire extinguishers from outside. Even though they were gone only a few minutes, by the time they got back, the fire had spread so fast the entire unit was in flames – and ended up destroying four Units.

KEEP THE AREAS AROUND YOUR HEATERS AND STOVE CLEAR: Reports indicate the last fire started when some flammable materials placed too closely to the unit wall heater caught fire and then spread to a couch close by. Other fires were caused by unattended flames igniting nearby flammable materials.

INSURANCE: The CDA fires resulted in significant financial losses to individual CDA Members and Residents because they did not have insurance or had too little. For example, in the last fire, one of the unit owners did not carry any Unit Owner's Insurance, and that owner had to pay to have that unit rebuilt. Two of the units occupied by renters did not have any Renter's Insurance. And those renters had to pay to replace their personal belongings. Stated simply, **you need to have insurance, and it needs to be enough to cover everything!** The cost is not very high and, if a tragedy like this happens to your unit, you will be very happy to have it. In addition to fire protection, your insurance policy must also cover liability for your unit, which can protect you if, for example, someone is hurt inside your unit. Each insurance company is different, so please consult with your insurance agent for information about their policies and what they cover.

Please work with us to eliminate the chance of fires here at our complex! Thank you!

Future CDA HOA Board Meetings

May 12 & July 14

(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.



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 and re-striping project will be scheduled once the rainy season is over.
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.

Notice of Annual Meeting & Board Candidate List

The Annual Meeting of the CDA HOA Members will take place on Tuesday, June 9, 2026, at 6 PM. At this meeting, the Members will elect three of the five (3 of 5) CDA Board members. The nominations closed on April 7th. The remaining schedule for the Annual Meeting and election is as follows:

- Friday, May 8 - Ballots mailed to all Members
- Tuesday, June 9, 5 PM - Ballot return deadline to NAM Association Management office, but may bring to the meeting
- Tuesday, June 9, 6 PM - CDA Annual Meeting, which includes counting ballots

Prior to mailing the ballots to you on May 8th, all Members have the right to verify the accuracy of individual information on both the Candidate List and Voter List. Please contact NAM Association Management if you would like to review these lists.

Please VOTE!

Laundry Room Machines

We have received several complaints about residents trying to use the washing machines and discovering them filled with hair.

If you have items that need to be washed, and they have hair on them, please shake them clean outside the laundry room prior to putting them into the machine. Then, when you are done, please clean the machine out so that your neighbor does not have to deal with your hair.

Please keep in mind you are sharing these laundry machines with your neighbors. So, please treat others like you would want to be treated and clean up the machines when you are done. Thanks!

Pool Opening

The pool is scheduled to open this month. Once the warm weather has settled in, and the chemicals are safe, you will see the pool furniture placed into the pool area and that will be your sign the pool is open. The pool is scheduled to be closed on October 31st.

Please take care of the pool furniture, and please do not use any of the emergency equipment unless there is a real emergency. Please follow all the posted rules and please treat each other kindly.

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