November, 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 - Nicole Branning

Director - Rebecca Jaffee

Noise

Every resident that lives here at Castilleja del Arroyo has a right to peace and quiet. Unfortunately, we have been receiving complaints from various sources that some residents are disturbing their fellow residents with loud noises. These noises include radios and TV's turned up too loud, yelling, loud cars, trucks and motorcycles, dogs barking, stomping around on the floors of second-floor units, etc.

Management

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

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

The City of Livermore's noise ordinance, Livermore Municipal Code Section 9.36, states, in part, regarding the time restrictions, "... at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any office or in any dwelling, hotel or other type of residence, or of any persons in the vicinity, is prohibited." So, there is no specific time where the ordinance is not in effect. This ordinance is in effect 24-hours per day.

The Castilleja del Arroyo HOA CC&Rs, section 3.3, states, "Noxious Activity: No noxious or offensive activity shall be carried on within any Unit or upon the Common Area, nor shall anything be done, placed, or kept thereon which may be or become a nuisance or cause embarrassment, disturbance, or annoyance to other Owners or interfere in their enjoyment of their property or the Common Area. No waste shall be committed upon the Common Area."

Please remember that we all live very close to each other. Our walls are thin and just about any noise you make can be heard. Dogs barking, slamming doors, pounding up and down the stairs, running your dishwasher and garbage disposal, rattling your dishes, even taking a shower all produce noise that can disturb your neighbors. Try to be aware of the noises you are making, and ask yourself if they might be causing a disturbance.

Please treat each other kindly.

Driveway Safety

There are STOP signs and Speed Bumps located in both of our driveways. These are there to remind you to slow down and STOP in areas where children might be playing. We have observed several cars moving quickly through our driveway areas and ignoring the STOP signs. Please remember the few minutes you might save are not worth the life of a child. Please obey the traffic signs and help protect our children.

"Open Flames" and BBQs

A question came up recently about whether fire pits or fire places, such as a Chiminea, are allowed. The HOA Board recently discussed this exact issue and clarified the rules as such:

1. Only ready-made retail-purchased BBQs may be used, and
2. The flame may only be used for preparing food.

Therefore, no fire pits of any type nor any fire places, such as a Chiminea, are allowed. And, you cannot use the authorized BBQs as a heat source. Please contact management at 925-290-7456 if you have any questions.

Future CDA HOA Board Meetings

November 11 & January 12

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. Repairs are being made to the carport roofs. In some instances, vehicles may need to be moved from certain spots during these repairs to help prevent vehicle damage. If your vehicle is going to be effected, you will receive a notification.

Holiday Decorations

Holiday decorations may be put up no sooner than two weeks prior to the holiday period. They must be removed within one week after the holiday period is over.

Please do not damage the Association property when you put your decorations up. For example, drilling any holes or installing any permanent nails, screws, hooks, etc., is not allowed Please remember, balconies and back patio areas are not part of your unit, they are Association property.

Finally, the CDA HOA Board has final approval for all displays. If you have any questions, please contact the Onsite HOA Manager at (925) 290-7456.

Large Trash Items

Please do not place any large, bulky items into our trash area. These include items such as furniture, TV's, mattresses, construction materials, etc. If you want to dispose of items like these, please take the items to the city dump or call a private junk removal company.

If you have questions, please feel free to call the Onsite HOA Manager at (925) 290-7456.

New HOA Bank

Please remember your monthly assessments should now be transitioned over to Columbia Bank. If you are having any difficulty with moving your payments over to the new HOA Bank, please contact our bookkeeper, Crislyn, at crislyn@neighborhoodam.com or (925) 495-4545, extension 103.