

VERONA VIEW  
AUGUST 2014

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**BOARD OF DIRECTORS:**

Bob Plemmons, President      Rickey Juarez, Vice President      Marcos Meirelles, Secretary  
Diane Birchell, Financial Officer      Vacant, Director

**BOARD NEWS AND MEETING DATE**

The Board usually meets on the third Wednesday of each month (with the exception of December) at 6:00 p.m. in the Association clubhouse. The next regular Board meeting will be held on Wednesday, September 17, 2014, immediately following the conclusion of the Annual Meeting that begins at 6:00 p.m. All homeowners are encouraged to attend.

**ANNUAL MEETING**

The Annual Meeting will be held on Wednesday, September 17, 2014 at 6:30 p.m. This is a very important meeting of the membership and we hope you will take the time to attend. The Annual Meeting announcement, with the voting material, was sent to all homeowners the week of August 18th. Please watch for it and return your ballot ASAP. Our thanks to those who have already mailed their ballots.

This year, we are delighted to have 5 homeowners running for the 3 open spots on the Board of Directors. The candidates are Diane Birchell, Joe McAdams, Marcos Meirelles, Bob Plemmons and Kent Rocca. Information on each candidate is included in the voting packet. We are grateful that so many homeowners are willing to serve the Association in this way. Thanks to all 5 of you for stepping up in this way. Please remember that there will be no nominations from the floor.



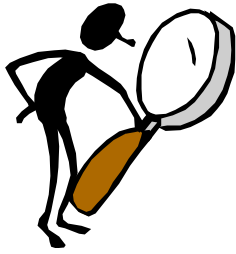
In addition to electing three Directors, we are also voting on whether or not to purchase earthquake insurance. The governing documents require the decision on earthquake insurance to be made by the membership, not the Board, which is why it is on the ballot. Historically, the membership has voted to approve this expense.

The Board President will give an update on the "State of the Association" and the Board Treasurer will report on the Association's financial situation that night as well.

The regular Board business meeting will be held immediately following the conclusion of the Annual Meeting.

**THE DEADLINE FOR VOTING IS SEPTEMBER 17, 2014. ALL BALLOTS MUST BE RECEIVED PRIOR TO THE START OF THE ANNUAL MEETING AT 6:00 P.M. THAT NIGHT. We must have at least 78 ballots (a quorum) returned to count them that night – so YOUR PARTICIPATION IS CRITICAL!**

## SPA UPDATE



The Association's spa has been closed for a couple of weeks while we tried to pinpoint the location of a major leak. The leak detection company has informed us that it is a leak in a line that is part of the skimmer system. The line is embedded in the concrete of the pump room and has to be dug out in order to make the repair.

We are waiting for a bid to perform the work then, once the bid is approved, we have to get on the vendor's schedule. The actual repair is anticipated to take 3-4 days to complete.

The best estimate we have at the current time is that it will take about a month or so before the actual repair can begin. There is too much water leaking out to safely use it – so, until it can be repaired, we have no choice but to keep the spa closed.

We are sorry for the inconvenience, and will get this repair completed just as soon as we can.

## ROOF REPAIRS

The needed roofing repairs on some of the flat roofs should be starting any time. There are about 8 units that are affected. Thanks for your patience and cooperation.

## ATTENTION...VERONA SWAP MEET (GARAGE SALE) 9:00a.m-3:00p.m. Saturday, Sept. 27th

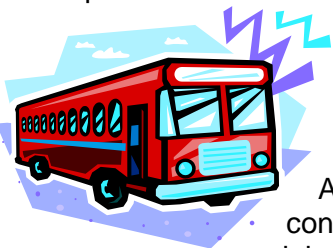
Our recommendation for our residents is to collect items they would like to sell between now and September 27<sup>th</sup>. If you want to participate, please open your garage door at 9:00 a.m. and stage your items in your driveway. If you need more space, you can use your garage. We do, however, recommend that you park your car off site for the few hours the sale is in progress. At 3:00 p.m., everything should be put away and the areas returned to normal.



This is the first time we have tried this, and we will monitor it to see how it works out.

## HACIENDA BUS PASS PROGRAM UPDATE:

Last month, we asked residents to let us know if they use the bus pass program. We only had two responses. Included with this newsletter is a letter from James Paxson, the General Manager of Hacienda Business Park. In his letter, he outlines the Bus Pass Program and includes Verona's contribution. We feel many of our residents do not understand the program completely. Please review James' letter



The cost to each owner is \$20.04 per year, which is a total of \$3,026.04 for our Association. The Board is considering a ballot measure to see if we should  
• continue contributing to the Bus Pass Program. Please let us know your opinion.

## POOL PARTY

A big "Thank You" to Rickey Juarez for organizing the August 22<sup>nd</sup> community party! We had a very good turnout, the food mix was well received, and fun was had by all.

If you did miss out, you really missed out.



## **LANDSCAPE UPDATE**

We continue to work with Allied Landscape to meet the City's water requirements and still have our complex look good. We discovered that the water had been turned back too much and the lawns were looking terrible. We have increased the watering a bit and the lawns are starting to look better. We cannot water enough for the grass to be completely green, but it is looking healthier.

This is really something that has to be adjusted all the time, and we thank you for your continued patience.

**IMPORTANT REMEMBER:** *Each homeowner needs to purchase his/her own insurance for their unit.* The Association's policy does not cover anything inside your unit, including wall coverings, kitchen cabinets, carpets, flooring, etc. Please provide this disclosure to your private insurance agent to make sure you have the proper insurance coverage in case there is a problem.



One common problem is water damage from a broken or clogged toilet. The Association is not responsible for making interior repairs after a roof or gutter leak, either, so keep that in mind as well.

The Association's insurance does not cover other common damages, so talk to your insurance professional and get the coverage you need. Don't be sorry later – after you have a problem.

**Renters:** *We strongly urge each of you to carry "Renter's Insurance" for your personal possessions.*

## **SAFETY REMINDER**



Please be sure that anything of value is stored inside your unit. This includes bikes, parcels, shoes, strollers, scooters, etc. Items left on the front porch, or in the entrance area, are easy targets for thieves – and no one wants to have their things stolen.

## **REMINDER – WATER LEAK INFORMATION**

If you have a water line break, please call the City of Pleasanton Water Department. It can get someone to shut off the water faster than anyone (at no cost). Business hours number: 925-931-5500. After Business Hours, call the Pleasanton Police Department at 925-931-5100. The police will contact the Water Department.

## **VERONA WEBSITE**

The Verona website contains a lot of important information about Verona as well as the most frequent forms homeowners need. You can easily find the governing documents, rules and regulations, the architectural application form and architectural standards, and register your vehicles right on the website. The website address is: [www.veronatownhomes.com](http://www.veronatownhomes.com)

## **SCHOOL**

The Board of Directors would like to wish each student, teacher or school administrator, the very best during this school year.

**Residents:** Please be on the lookout for students coming or going to school. Slow down and drive carefully. We do not want anyone to be injured.

