

**VERONA VIEW  
JULY 2012**

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**925-734-6520**

**BOARD OF DIRECTORS:**

**Bob Plemmons, President**  
**Joe McAdams, Financial Officer**

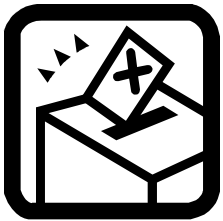
**Paul Wakefield, Vice President**

**Rickey Juarez, Secretary**  
**Marcos Meirelles, Director**

**BOARD NEWS AND MEETING DATE:**

The Board 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 Wednesday, August 15, 2012. All homeowners are encouraged to attend!

**ANNUAL MEETING NEWS:**



The Annual Meeting is scheduled to be held on Wednesday, September 19, 2012, 6:00 pm at the Association's clubhouse. It is a very important meeting for all homeowners.

Information on the meeting, including a request for board candidates, was sent to all homeowners earlier this month. If you are a "member in good standing" and are interested in serving your community in this capacity, you are encouraged to submit your "Statement of Candidacy" to the management office no later than 5pm on August 13, 2012. There will be no nominations from the floor. Thank you for your involvement.

The official notice of the Annual Meeting and ballots will be sent to all homeowners in August so look for that in your mail soon. Included with that mailing will be the annual vote on obtaining Earthquake Insurance.

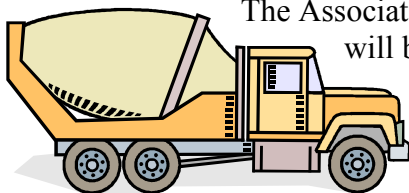
**FENCE PROJECT:**

We are continuing to replace sections of our common area fences. We have selected four sections at this time (last year we did two). Our decision was based on the condition of each area. We will continue next year with the ones that need it the most. This project will not begin until the first week of September.

This year we chose A & J Fencing. All owners will receive a letter from A & J Fencing to offer an opportunity to replace their shared fence. More information will be provided as we proceed. Thank you for your cooperation.



**CONCRETE WORK:**



The Association has contracted with Paradigm Concrete to do some needed repairs. They will be in our complex within the next few weeks. We want to apologize for any inconvenience that this may cause and thank you for your cooperation.

## **WHY EARTHQUAKE INSURANCE IS IMPORTANT TO VERONA HOMEOWNERS:**

1. Only earthquake insurance offers protection against earthquake loss. (It is a specific exclusion in the “all risk” insurance policy which the Association buys.)
2. While earthquake insurance always has a high deductible, it can provide substantial funds toward the rebuilding cost, which reduces individual out of pocket cost.
3. If Verona owners don’t authorize the Association to buy earthquake coverage and we have a serious temblor, we would *individually* have to negotiate *and pay for* repairs.



## **HIGH DENSITY HOUSING AND VERONA:**

As a Verona homeowner, you should be aware of what is happening in the area around us because it affects you in several ways. The empty parking lot directly across West Las Positas from Verona is the Nearon property. It is one of several city-wide properties which have been rezoned to allow construction of high-density housing. High density housing is roughly described as buildings with 30 or more residential units per acre. (For comparison, Verona has about 12 units per acre.)

Nearon was rezoned from business use as part of the settlement the city was forced to make to settle a lawsuit brought by an affordable housing group called Urban Habitat with the help of ABAG (the regional government organization authorized by the State to promulgate rules cities must follow). Pleasanton cannot be forced to build such housing but the court order requires the city to zone sufficient land for this purpose. The city has now done this for the current 5 year period ending in 2014.

The owner of the Nearon property has already begun the process of seeking city approval for construction.

## **WHAT ABOUT NOISE?**

Signature constructed the buildings with a double wall separated by an air space between each unit. Each wall has fiberglass insulation and two sheets of wallboard on the inside. There are still some wood connections between the units, which allows sound to pass from one unit to another. Low frequency sounds like cabinet doors banging, closet doors bumping and running up and down stairs are likely to travel through the walls. Sound not only can travel between units, but at times it may seem to be amplified.



You should never place a sound-producing item on a common wall.

You should also replace the felt bumpers that were originally installed on all cabinets and closet doors when they are worn.

Each owner or resident should be especially considerate of his or her neighbor between 10:00pm and 8:00am.

## **POOL PHONE:**

We have an emergency phone at the pool. It can only dial 9-1-1. The Board is considering removing it. Please contact HAS at 925-830-4848 and let us know your thoughts.