

VERONA VIEW  
DECEMBER 2012

Barbara Dawson, Property Manager  
Homeowner Association Services  
3160 Crow Canyon Place, Suite 150, San Ramon, CA 94583

Email: [bdawson@hoaservices.net](mailto:bdawson@hoaservices.net)  
Office: 925-830-4848  
Fax: 925-830-0252

Hacienda Security Number (24 hour paging voicemail system)  
Association Website: [www.veronatownhomes.com](http://www.veronatownhomes.com)

925-734-6520

**BOARD OF DIRECTORS:**

Bob Plemmons, President  
Diane Birchell, Financial Officer

Rickey Juarez, Vice President

Marcos Meirelles, Secretary  
Joe McAdams, 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, January 16, 2013. All homeowners are encouraged to attend.

**2013 DUES INCREASE**

**Effective January 1, 2013, the monthly dues will increase to \$233.00 per month.**

Unless you actually write a check and mail it to the bank yourself each month, please note: (1) Homeowners who have their dues paid directly from the bank through "automatic withdrawal (ACH)" do not need to do anything. (2) Homeowners who pay their Association bills through online banking with their individual banks will need to change the payment amount starting with the January 2013 payment. We are sorry, but the Association is not allowed to make that change for you.

**GUTTER CLEANING**

Each year the Association contracts to have the gutters cleaned throughout the Association. This is part of our normal maintenance and it is scheduled later in the season so as many leaves as possible will have fallen. This year, the cleaning is scheduled to be done January 7 – 25, 2013, weather permitting.



**GARBAGE PICKUP DELAY**



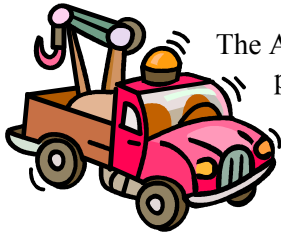
The Pleasanton Garbage Service newsletter noted that since New Year's Day falls on Tuesday, Verona's pickup for that week will be on Wednesday. Free Christmas tree pickup will be January 12. Trees must be cut in 4 foot sections. Boy Scout Troop 941 will also pickup and recycle trees on January 5. See the PGS newsletter or [www.Troop941.org](http://www.Troop941.org) for more information

**PARKING SURVEY**

The Board performed a parking survey the end of October. It posted notes on vehicles that were not registered to a Verona resident. This resulted in several residents registering their vehicles. It was also noted that not everyone is using their garage. We sent letters to the address in question. Responses indicated that these issues were corrected.

We will be doing another survey in December. If a vehicle gets a second notice they will again be reminded to register their vehicle. In January we plan on a third survey. We will again post notes on the vehicles. For those who will receive a third notice it will provide the date that the vehicle will be towed. Please register your vehicles. Thank You.

## COMMERCIAL VEHICLES



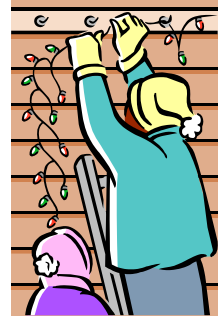
The Association's parking rules state, in part: "Parking areas, including garages and driveways, are for personal transport vehicles only. The parking of boat trailers, any type of RV, commercial vehicle, mobile home or truck over ¾ ton is prohibited. Such vehicles are subject to towing."

Please do not park these "prohibited vehicles" anywhere within Verona.

## HOLIDAY REMINDERS

Verona is always festive during the holidays as many people take a lot of time and care with their decorations and outdoor lights. All exterior decorations need to be removed for the season by **January 15<sup>th</sup>**, so please plan to have them removed by that date.

Also, please be sure to park your vehicles inside your garage (to its capacity) and leave the open spaces available for family and friends who visit. Your thoughtfulness is greatly appreciated.



### Did you know...

you live in a "townhouse"? Not a condo (condominium), not a co-op. Why should you care? Because the designation is the basis for the laws, rules, and regulations we agree to when we buy here. (If you want more information about the differences between a townhouse and a condo, we suggest you talk to a real estate professional or a lawyer.)

When you bought your home, you got legal title to the "lot." That includes the structure and the area inside the fence. If you have an upstairs unit, you own the land the garages beneath you occupy. (Your two neighbors have a right to use the garage space, but you own it.)

As an owner, you would have the right to do anything you want with your own property *except* that those laws, rules and regulations control (govern) what you can do. They specify both your rights - and your obligations - as a Home Owner. They are contained in the dreaded "Governing Documents."

Can you name our Governing Documents?

### POOL/SPA UPDATE:

The pool is closed for the season. The spa will remain open year-round for your enjoyment.

### IMPORTANT REMINDERS:

Don't forget that all residents' vehicles must be registered with the Association. You can register online at [www.veronatownhomes.com](http://www.veronatownhomes.com). Many important Association documents, such as the CC&R's, are readily available on the website.

Please drive slowly throughout the community. It is dark very early and folks are difficult to see. Please drive – and walk – carefully.

**THE VERONA BOARD OF DIRECTORS WISHES EACH AND EVERY ONE OF YOU A JOY-FILLED NEW YEAR!!**

