

VERONA VIEW  
JANUARY 2013

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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, February 20, 2013. All homeowners are encouraged to attend.

**2013 DUES INCREASE - Effective January 1, 2013, the monthly dues increased 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.



**VERONA PAINTING PROJECT:**

The Board is working on getting bids for the building painting. If you have any questions or suggestions, please contact the management company.

**DOG ISSUES**

 We have discovered some common area lawns that are damaged by dogs. These damages show up as brown spots. We will be placing "do no use" signs in these areas so the lawn can recover. Please take you dog to other areas during this time. Thank you.

We have had a suggestion that the east end tot lot be converted to a dog area. We would like some input on this idea. Please let us know your thoughts.

**PARKING AUDIT**

The Board made another walk though tagging vehicles that were not registered to Verona Residents. We did have a few that were tagged in November. We will be doing it again in the next couple of weeks. If a vehicle has been tagged for the 3rd time, the notice will have a tow date on it. If the vehicle is found in a Verona parking space on or after that date it will be towed.



Please register your vehicles.

**DID YOU KNOW...**the answer to last month's question - can you name our Governing Documents? If you can, give yourself a pat on the back. When you bought your home, you were given a large sheaf of papers, many of which you had to sign. Among the papers you signed was at least one acknowledging that you had received copies of the governing documents. Do you remember that?

In case you've forgotten, the Governing Documents are 1) the Articles of Incorporation; 2) the By-laws; 3) the Covenants, Conditions and Restrictions (usually referred to as the CC&Rs); 4) rules of the Association adopted by the Board of Directors.

The Articles you will never need to refer to - they describe the physical location of Verona. But the other documents are important to you because they set out much of the way we share this Planned Unit Development (PUD).

The By-laws dictate the organization of the Homeowner Association.

The CC&Rs explain some limits on what we individually can do, and state what the Association has responsibility for.

The rules adopted by the governing Board of Directors allow the Association to make some changes to meet a particular circumstance.



Now that we've reminded you of these items, we recommend you locate and begin to read them. We think you will find them better than any sleeping pill to overcome sleeplessness...

### **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.

Also, do not throw your junk mail in the plastic holder in the mail kiosk. That is for Association information only. All of your trash (junk mail, car trash, food wrappers, bottles/cans you are drinking during a walk, etc.) should all be properly disposed of in your trash container. Thank you!