

VERONA VIEW
MARCH 2013

Barbara Dawson, Property Manager
Homeowner Association Services
2266 Camino Ramon, San Ramon, CA 94583

Email: bdawson@hoaservices.net
Office: 925-830-4848
Fax: 925-830-0252

Hacienda Security Number (24 hour paging voicemail system)
Association Website: 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, April 17, 2013. All homeowners are encouraged to attend.

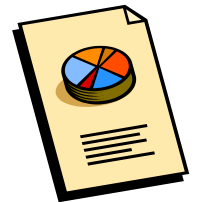
POOL/SPA NEWS



The pool will open for the season on **Saturday, April 13th**. The spa is open year-round. A copy of the Association's "Pool Rules" is attached to this newsletter. We ask that you take the time to review the rules with all the members of your family. If everyone follows the rules, we will have a terrific pool season.

2012 FINANCIAL REPORT

In March-April every year we send out the financial report for the prior year to each owner. We have our accountant do a review of the financial transactions that occurred during the year, prepare the tax documents and write a summary. This year, we had him do a complete audit of all transactions. This should be done every few years. Please be sure to read it over because it tells you where your money went.



STREET LIGHT DAMAGE

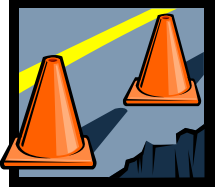
A street light was driven into and knocked over at the corner of Belleza Drive and Caramello Court. This happened in the early evening on the 27th of February. The individual who drove into the pole ran away. The management company was notified by Hacienda Security the following day. If anyone knows anything about this event, please contact HAS. We had Current Electric make the repair, which cost the Association a little over \$400.00.

LANDSCAPE UPDATE



Allied Landscape has finished pruning some of our trees, but they have more to go. You will see the pruning crew here in the next couple of weeks to take care of the tall trees. We have also asked them to realign the drip tubes so they are delivering water to the plants and not to empty areas. We hope this will lower our water bills.

WEST LAS POSITAS PROJECT



The City Engineers will be submitting their repair project to the City Council on the 16th of April. If you want more detail, you can contact the Engineering Department for the City of Pleasanton, We will be providing updates as we receive them.

BUILDING PAINT PROJECT

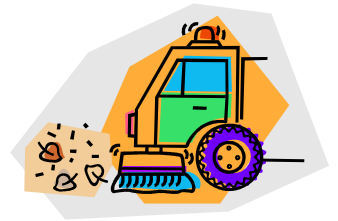
The Board is continuing forward on the paint project. We are gathering more information and will be finalizing the bid specifications soon. We welcome any questions and suggestions from our owners. Please contact HAS if you have any.

PARKING STICKERS

The Board is looking into the parking sticker program again. We have come up with a few questions and will be trying to get answers before we bring it to the members for their evaluation.

STREET CLEANING

The Board authorized the cleaning of the streets in Verona on a one-time “trial” basis. This should happen in the near future. After the job is completed, we will evaluate the results.



SPRING PROJECTS

Spring is here and many homeowners are planning their 2013 home improvement projects. Please be reminded that the Association’s CC&R’s require all homeowner’s to submit an architectural approval application – and get written approval for that project – BEFORE making any change to their property. This includes interior projects, such as kitchen remodels.



You must also obtain written approval before having a satellite dish installed at your home. (You also need to have the dish removed when you sell your home.)

Please contact the management company if you have any questions regarding this project, or if you need a form. The forms are also readily available on the Association’s website.

IMPORTANT REMINDERS:

Don’t forget that all residents’ vehicles must be registered with the Association. You can register online at www.veronatownhomes.com. Many important Association documents, such as the CC&R’s and the Architectural Approval applications, 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!

VERONA AT HACIENDA OWNERS ASSOCIATION POOL AND SPA RULES

These rules and regulations govern the entire area enclosed within the fenced area, including the pool, spa (hot tub), clubhouse and restrooms. They are for the health, safety and wellbeing of everyone. These rules and regulations are minimum standards - everyone should use common sense to preserve the safety of all of us who use the pool.

A. SAFETY

1. This is our private pool. No lifeguard is on duty: members and guests swim at their own risk.
2. Glass containers are not allowed in the pool area to avoid injuries from breakage.
3. No diving into the pool. The pool is too shallow for that to be safe.
4. No running, tossing or pushing of others from the pool edge; no horseplay is permitted in the pool area.
5. No bicycles, roller skates, skateboards or any motorized vehicles permitted in the pool area.
6. NO SMOKING at any time within the fenced area, clubhouse and restrooms.
7. Caution children against playing with drains, skimmers or other equipment.
8. No Styrofoam devices, inflatable toys or mattresses are allowed in the pool, with the exception of infant safety flotation devices.

B. SPA CAUTIONS

1. Elderly persons, pregnant women, infants and those with health conditions requiring medical care should consult with a physician before entering the spa.
2. Unsupervised use by children under the age of 14 is prohibited.
3. Hot water immersion while under the influence of alcohol, narcotics, drugs or medicines may lead to serious consequences and is not recommended.
4. Do not use alone.
5. Long exposure may result in hyperthermia, nausea, dizziness or fainting.