

**VERONA VIEW
APRIL 2013**

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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, May 15, 2013. All homeowners are encouraged to attend.

PAINT PROJECT



It seems like nothing goes as easily as originally planned. We are still working on the bid specs. We have had input from Kelly Moore, the original paint provider. The plan is to paint everything in the development. Light poles, clubhouse, decks and trellises, as well as the buildings.

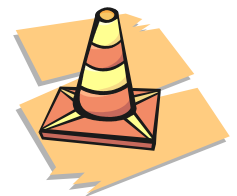
We have asked for questions over the past several newsletters, but we have not had any responses. This is a major event and, if something comes up later, we may not be able to do anything about it. Please provide us with your concerns and suggestions.

POOL SIGNS

The pool is open and you may have noticed some new pool signs. These new signs are a state requirement.

WEST LAS POSITAS PROJECT

The City Council approved the repair project and it is moving to the contractor. The work should start the middle of May and last for five to six weeks. The nearby residents will receive an information notice 48 hours before the work begins.



INSURANCE DISCLOSURE



The Association's property/casualty insurance renewed April 8, 2013. Included with this newsletter is the new insurance disclosure information for the Association's current insurance policies. We encourage all homeowners to show this information to your personal insurance agents so you can purchase the appropriate personal insurance for your unit and personal possessions.

The Association's insurance does not cover everything that could be damaged, so it is extremely important that you obtain your own coverage.

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.

BOARD OF DIRECTORS ELECTION

If you have read the CC&R's, you know that each year Verona homeowners elect members to serve on the Board of Directors. The Board has the responsibility to make decisions which affect all of us. The financial decisions the Board makes determine the soundness of our funds. This authority impacts not just how financially sound Verona is today, but also how it will be years hence.



When you bought your home in Verona, it was likely a major financial decision. Protecting that investment should be important. Attending board meetings and volunteering to serve on the Board will give you insights into how the Association is faring. All homeowners in good standing are eligible to serve on the Board. We encourage you to run for a seat on the

Board. Your ideas may be just what Verona needs. In July, you will receive information about how to run for the Board. Please consider it.

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.

MANAGEMENT COMPANY ADDRESS CHANGE

Homeowner Association Services, our management company, has recently moved into a new office complex. The new address is 2266 Camino Ramon, San Ramon, CA 94583. The email address and telephone numbers remain the same.



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!