

VERONA VIEW
MAY 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:
Rickey Juarez, Vice President

Bob Plemmons, President
Diane Birchell, Financial Officer

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, June 19, 2013. All homeowners are encouraged to attend.

PAINT PROJECT

The Board has finalized the painting specifications and has distributed them to five contractors interested in doing the project. We will be getting the sealed bids June 11, 2013. The Board can then make a selection.

Since our last Newsletter we have had a few questions from our owners.

Q. *How is it being paid for?*

A. Over the years the Association has placed enough money in our Reserve Account to pay for this project.

Q. *Will the fences and patios be protected?*

A. The fences and patios will be covered and windows will be covered for the paint portion. There will be a power wash of the units prior to painting.

Q. *Will stucco cracks be repaired?*

A. Yes minor cracks will be filled and repaired at this time. If an owner has a major crack, they should contact HAS, so we can evaluate it.

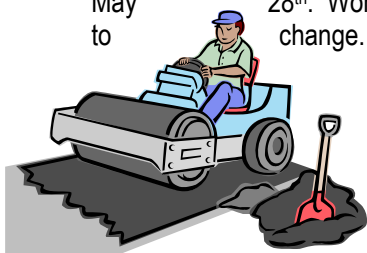
Q. *Will the resident be notified?*

A. Yes, the owner will be notified as far in advance as we can. This project will take several months to complete. There will be notices posted on garages doors and front doors 3 to 5 days before work starts on the building.

Please continue to ask questions.

WEST LAS POSITAS PROJECT

The City has recently sent out notices to everyone regarding the West Las Positas Street project that is scheduled to start on May 28th. Work is currently scheduled to be completed at the end of the day on July 12th. Of course, this is subject to change.



Fiesta will be closed to through traffic, which will definitely affect some of our residents. This is a City project, not an Association project, so calling the City Project Engineer is the best place to go if you have questions about this. The Project Engineer is Huy Ho, 925-931-5663 or email at hho@cityofpleasantonca.gov. Other contact people are: Mike Dodgin, Construction Superintendent 408-422-6278 and City Inspector Tim Armbruster at 925-931-5690.



PARKING STICKERS

The Board is still looking into a vehicle sticker program. They are exploring several options. When the plan is finalized it will be presented to the membership for its input.

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.

ASSOCIATION PROJECTS



The Board is trying to schedule several projects this year. We want to do some concrete repairs, landscaping improvements, finish the Pagoda lights installation and replace several fences. This has to be scheduled around our main project, the building painting schedule. We should have time frames for all of these projects in the next couple of months. Thank you for your understanding.

NEARON/SAINT ANTON APARTMENTS

At its May 21 meeting, the Pleasanton City Council held the first hearing on the plans for the Saint Anton Apartments to be built across from Verona on West Las Positas. Of the 168 units in three structures, the developer plans 36 apartments designated as affordable housing units. No change is planned regarding traffic as the city traffic engineer assured the council that cars exiting from the existing driveway will easily merge with the traffic flow along the street. The concerns of two Verona residents who attended were addressed and the council seemed satisfied with the responses by the developer's representative. The council will hold two more hearings on the proposal before giving final approval. Barring some now unforeseen opposition, the project should be approved very soon. If you are concerned about this, plan to attend the next hearing. Contact the city Planning Department for further information.



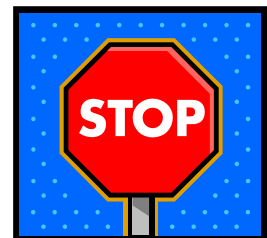
VERONA OWNER NOTES:



Our earliest owner purchased in 1993. Signature built the units from 1993 to 1996. We have 27 original owners at this time, and 69 owners that have been here for more than 10 years. In 2009, there were 12 sales. In 2010 there were 7 sales. In 2011 there were 5 sales. In 2012 there were 9 sales. So far this year, we have 9 sales, with a few more on the market.

PLEASE STOP AT THE STOP SIGNS AND SLOW DOWN!!

We have had an increase of residents not stopping at the stop signs and driving too fast. If the Board doesn't see an improvement, it will have to add more speed bumps. This is not an easy decision, but may be necessary.



A GENTLE NOTE TO ALL OUR RESIDENTS:

Pots, planters and personal items are not to be placed in the Common Area. They could be removed without notification. Thank you for your cooperation.