

VERONA VIEW
JULY 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 Rickey Juarez, Vice President Marcos Meirelles, Secretary
Diane Birchell, Financial Officer 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, August 21, 2013. All homeowners are encouraged to attend.

LOTS OF HELP WANTED

Are you looking for an opportunity to get involved in Verona? Are you wondering how decisions are made? Why maintenance projects are done the way they are? Have you ever asked "Why that pesky car is always parked the same spot and no one seems to care?"

If so, ***WE NEED YOU!***

The Board of Directors is looking for homeowners who are interested in helping draft a parking enforcement policy for our community. The Board receives many complaints about parking, and has looked at a number of options over the years, but is hoping that there is some interest in the community to help with this. If you can give some time to discussing this topic and working towards the development of a parking enforcement program for the community, please contact the management company right away. Your ideas are important and we need lots of input into this in order to develop a plan that works in the "real world" – the one we all live in each day.



The Board is also looking for homeowners to come forward to run for a position on the Board of Directors. The Annual Meeting is coming up in September and we need homeowners to step forward to help lead our community in the future. All you have to be is on the deed, not in violation and current in your dues to be a candidate. Board terms are for 2 years.

A "Request for Candidates" will be sent to all homeowners very soon. Please give some thought to getting involved in how Verona is managed and run for a position on the Board.

Both of these opportunities are wonderful ways to learn about how the Association works and to be a part of the decision making process. Please take advantage of these important opportunities to make your thoughts and desires known.

PAINT PROJECT

Urban Bros Painting started the 22 of July. They began on the west end by doing a pressure wash followed the paint preparation. They plan on starting the painting on July 25th. Please walk by and see how things are going.

We had a company go through the complex and look for items that would not be repaired by the paint company. Each owner will receive notification as to what they will need to repair. The contractor will provide a quote, but the owner can have anyone do the repair.



A question was asked about the entry door to the separate garages. They will be painted at the same time as the residence doors. The doors will have to open for a couple of hours so the paint can dry. These doors will be painted by appointment only.



If you are planning vacation, please call HAS. They have the paint schedule as it is today. This schedule will be updated when plans change.

??SATELLITE DISH???

If you have one on you residence and you are not using it, please call HAS at 925-830-4848. The Association will have it removed before your building is painted. Usually this is the owner's expense, but because of the paint project the Association will pick up the cost.



WEST LAS POSITAS PROJECT

The City's repair project on West Las Positas went very well and the work was completed ahead of schedule. Thanks for your patience as the work was done, especially those of you who use Fiesta to go in and out.

HOMEOWNER ASSOCIATIONS - SUCCESS OR FAILURE????

Homeowner Associations that fail do it over a long period of time and most owners do not know it until it happens. The biggest cause of the failure is owner apathy. Not becoming involved and letting others control their destiny.

Verona has been fortunate, because we have had responsible board members over the past 20 years. If we had not had these individuals, we would not be able to invest \$200,000.00 on improvements. The options would have been a huge special assessment, or the work not getting done.

You will soon receive a letter requesting board candidates for our annual meeting in September. At this meeting we will elect new board members. Please consider joining the board. The biggest requirement is the desire to maintain our complex and protect your home investment.

CONSTRUCTION OF ST. ANTON APARTMENTS TO BEGIN



The Pleasanton City Council at its July 17 meeting approved the plan for the construction of the St. Anton Apartments complex at 5729 West Las Positas. (This was formerly the Nearon project until it was sold to the St. Anton company). Construction is scheduled to begin by the end of this year and be completed in 18 months. There will be two 3 story buildings fronting on West Las Positas and one 4 story building situated along the arroyo containing a total of 168 apartments. If you are interested in learning more about the project, please email HAS. If there is sufficient interest, the board will ask the St. Anton managers to arrange a presentation to outline more of the specifics.

WHY EARTHQUAKE INSURANCE IS IMPORTANT TO VERONA HOMEOWNERS

Every year, when Verona owners hold the annual election, we must decide whether to buy earthquake insurance. Here are some of the reasons why approving the purchase is important to all of us.

1. Only earthquake insurance offers protection against earthquake loss. (It is a specific exclusion in the “all risk” insurance policy which the Association buys.)
2. While earthquake insurance always has a high deductible, it can provide substantial funds toward the rebuilding cost, which reduces individual out of pocket cost.
3. If Verona owners don’t authorize the Association to buy earthquake coverage and we have a serious temblor, each of us *individually* would have to negotiate *with a builder and pay for repairs*.



REMINDER ABOUT THE FREE “WHEELS” BUS PASS



Everyone who lives or works in Hacienda Business Park (HBP) is eligible for a free “Wheels” bus pass which is issued annually in June. It is available to all Verona residents. Passes will only be sent to addresses (business or residential) within the Park. For complete information, contact the Hacienda Business Park office: info@hacienda.org. To order a pass, go online to www.hacienda.org/forms/forms_order_pass.html.

PLEASE STOP AT THE STOP SIGNS AND SLOW DOWN!!

We still are getting reports 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.

