

VERONA VIEW
AUGUST 2013

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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 – PLEASE NOTE CHANGE

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. However, this month, the Annual Meeting will be held on Wednesday, September 18, 2013 as announced, but the Board business meeting will be held the following week, Wednesday, September 25th due to Board members schedules.



THIS IS DIFFERENT THAN WHAT WAS ANNOUNCED IN THE RECENT ANNUAL MEETING MAILING. All homeowners are encouraged to attend both the Annual Meeting and the Board business meeting.

ANNUAL MEETING REMINDER

The Annual Meeting of the Membership, where we vote on new Directors and on the purchase of earthquake insurance, will be held on Wednesday, September 25th. The meeting agenda, candidate statement and ballot were sent to all homeowners in mid-August.

If you have not already done so, please return your ballot ASAP. We must have ballots back from at least 78 homeowners to conclude the voting.

The Board also will have a vacancy after the Annual Meeting as long-time Board member Joe McAdams has decided not to run for re-election. Our deepest thanks to Joe for all his many, many years of service to the Association!!!!

THANK YOU, JOE!!!

If you are a homeowner and interested in being considered to fill the vacancy, please contact the management company right away.

PAINT PROJECT

Two issues presented themselves to us after we started the painting project that we were not aware of. The first was the extensive dry rot issues with the large trellises (pergolas) that are attached to the buildings. The cost for the repair seemed too high, so the board looked at options. The option that is the best is to remove the existing trellises and replace them with new ones. The old ones will be removed and the buildings will be patched. The new ones will have their own posts and will not be connected to the building. We are still in the decision process as to what type of trellis to replace them with. We want to have a few options and pass them on to the membership for their input. We may not address the new trellises until later, but the old ones will be removed. The existing vines will still be attached as they are now (to the small trellises) until we decide on the landscaping we want to go with new trellises (pergolas).

The second issue actually started before the painting began. In selecting entry door paint, we wanted one that would stand up to the high temperature that the doors are exposed to on the south side (along the arroyo). We have had a lot of blistering and fading in that area. We have had to have several doors painted multiple times in the past and wanted to avoid the problem in the future. We began working with Kelly Moore to find a solution. The best product they could provide did not come in the existing color of the doors. So we looked at color options. The best color option was to go with the Bravado that we are using on the trim. We could get the original color, but there was no guarantee that the paint would hold up as well. We asked the board members to contact their neighbors and talk to as many residents as they could before we had our decision meeting. With this straw vote the majority wanted the Bravado over the original color, or really didn't care. Therefore the board decided to go with the Bravado color for the entry doors. It is currently on the front door at 5786 Belleza if you want to take a look at it.



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.



Please vote on this very important issue and return your ballot to the management company right away!

??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. **This is a limited time offer, so please contact the management company if you want an unused dish at your home removed.**

PARKING COMMITTEE

Board member Rickey Juarez has been appointed to serve as the “Parking Committee Chairperson”. The Parking Committee is being charged with the task of drafting a parking enforcement program for the Board's consideration.

So far, two homeowners have volunteered to serve on this Committee and work with Rickey on this project. Because parking is such an important issue to our community, we would really like as much input as possible. If you are interested in working on this draft policy, please contact the management company right away so you can be included in those Committee meetings.

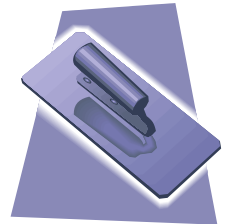


FENCE PROJECT UPDATE

The Board has requested bids from two fence companies. We have not received them as of this Newsletter. As a reminder, all original fences will be replaced at this time. We want to start this project soon after the painting is done. Each owner can start preparing now by cutting back vines that are attached to the fence. During the actual replacement they can be detached and laid down until after the new fence is in and then reattached. This will not work if they are too large.

CONCRETE PROJECT UPDATE

The Board plans on doing concrete repair work after the paint and fence projects. We are also looking into adjusting and filling in driveway entrances that have separated. We plan on getting an estimate for a test location to see if it will work. We hope to have more on this soon.



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.

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.

