

**VERONA VIEW
SEPTEMBER 2013**

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BOARD OF DIRECTORS:

Bob Plemmons, President Rickey Juarez, Vice President Marcos Meirelles, Secretary
Diane Birchell, Financial Officer Vacant, 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, we did not have a quorum of the Board for our regular meeting night and the business meeting was moved back a week to Wednesday, September 25th. It is anticipated that the October meeting will be held on the 3rd Wednesday of the month, October 16, as usual.

ANNUAL MEETING UPDATE

Our thanks to all who participated in the Annual Meeting, either by returning a ballot, by attending the meeting – or both. We received more than the minimum required ballots to conduct the voting thanks to all of you!



We would like to announce that Rickey Juarez was elected to another 2 year term on the Board. The annual Tax Resolution passed by a vote of 83-0 and the Earthquake Insurance proposal passed by a vote of 78-6. The Board will be reviewing the earthquake insurance renewal quote at the September 25th meeting.

We did not have enough candidates for all the open positions on the Board, so we now have a vacancy. The Board is hoping to appoint someone to fill that vacancy as soon as a candidate can be identified. This means that we need at least one owner in “good standing” to come forward to say he/she is interested in serving on the Board. If you are interested, please contact the management company right away.

Again, we would like to extend a heartfelt “THANK YOU” to outgoing Board member Joe McAdams for all his years of service on the Board. Joe has contributed so much to our community and we are extremely grateful.

PAINT PROJECT

The painting crew is on the home stretch and it looks like they will be finished in the next couple of weeks. Please watch for notices about making appointments to have the front doors painted. There is also a list for door appointments in the pool area for your convenience.

We would also ask that you take a careful look at the exterior of your home and let the management company know of any missed areas, overspray, or



anything else about the paint job that concerns you. We would appreciate getting this information either in writing or by email so we have a written, trackable, record of areas that need to be checked. The Board will also be inspecting all of the units, but you know your home better than anyone else and we need your help with this.

Thanks to all for your patience during this project. The community is really looking clean and fresh – which is nice for all of us.

TRELLIS UPDATE

In the August Newsletter you were told the trellises would be removed and replaced with new ones. At that time the Board had not made its final decision and all the information was not in. However that was the most aggressive change, and the time for an item in the newsletter was short. Only one owner had a comment on the removal replacement plan. Since that time the Board has gotten a collection of bids to respond to the dry rot issues on our existing trellises.



The Board has found a contractor who will repair the trellises for less than half of what the original quote was. The Board will be making the final decision on this work at its September 25th meeting.

FENCE PROJECT UPDATE

The Board of Directors has contracted with A&J Fencing to replace the rest of the Association maintained fences. The work is currently scheduled to be done from November 12-27. This may need to change depending upon the weather, but that is what we know at this point.

A&J Fencing will be sending notices out to everyone with information on the cost savings they are offering to Verona homeowners who might want to have their shared “good neighbor” fences repaired while the crew is on site. These fences, that go between properties and separate one back yard from another, are owned equally by the neighbors that share them. They are also the maintenance responsibility of those who share them, not the Association’s.



If you are interested in having your shared fence repaired or replaced, please contact Rebecca at A&J Fencing, 925-939-2105. This is something you will need to set up directly with A&J Fencing, not through the Association.

PARKING COMMITTEE

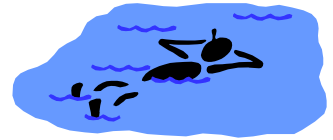


Board member Rickey Juarez has been appointed to serve as the “Parking Committee Chairperson”. The Parking Committee is being charged with the task of drafting a parking enforcement program for the Board’s consideration.

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.

POOL AND SPA INFORMATION

The pool will be closing for the season sometime around the end of October. The spa will be open year-round.



BUBBLES IN THE SPA?



Yes, we had someone add bubble bath to the spa. Hard to believe but true. Anyone who placed anything of this type in the spa will receive a fine and will be responsible for the cost to remove the product. This is not a personal bathtub.

DO YOU KNOW WHY WE CAN'T EACH CHOOSE WHAT IS PLANTED IN OUR FRONT YARD?

The answer is quite simple: we do not have individual “front yards”. All of the area in front of our homes we own together as Members of the Verona Owners’ Association. The Association has the responsibility for installing and maintaining the landscaping in this common area. It hires professional gardeners for this work.

Over the years of Verona’s existence, our Landscaping Committee has learned what “works” here and what doesn’t. For example, some of the trees planted by Signature Properties were too close to buildings. When they grew above the first floor, they touched the second floors where the Plan One extends farther out. This caused problems and resulted in crooked trees. These trees had to be removed. Other trees did not do well. Some trees grew too well and have had to be severely pruned.



Some plants which looked great at first proved unsuitable over time because they don’t do well in our climate or because where they were planted was too shady, too sunny, too close to trees. Now, flowers and plants are selected not only to enhance the beauty of our surroundings, but also to get the best value for our large investment. One way we do this is to concentrate our selection on certain flowers and plants used uniformly throughout the complex. The gardeners get familiar with a limited number of plants and can use their time most effectively.

Owners have requested specific plants in their front area because they had such plants elsewhere, perhaps in other states. Sometimes, these are simply not appropriate for our climate. Sometimes, they are too well-adapted to our climate and would take over an area. But basically, we can’t make individual choices because they are not ours to make. The Association has to make decisions about the entire development - to keep it looking beautiful while making the best use of our funds.

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.

REMEMBER: School is back in session. Be on the lookout for children, especially in the early morning as they leave for school and in the mid-late afternoon when they return.