

VERONA VIEW
JANUARY 2014

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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

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, February 19, 2014. All homeowners are encouraged to attend.

2014 DUES INCREASE - FINAL REMINDER

Effective January 1, 2014, the monthly dues increased to \$235.00 per month.

Unless you actually write a check and mail it to the bank yourself each month, please note: (1) Homeowners who have their dues paid directly from the bank through "automatic withdrawal (ACH)" do not need to do anything; **(2) Homeowners who pay their Association bills through online banking with their individual banks will need to change the payment amount starting with the January 2014 payment.**

A few homeowners never made the change in 2013 and ended up paying a lot of unnecessary late fees because they did not pay the correct amount for their monthly dues. We understand that each penny is valuable – so don't make the same mistake and pay late fee charges just because you don't take the time to update your 2014 dues amount.



So far, approximately 10 homeowners paid the 2013 amount in January and not the 2014 amount, so have a \$2.00 balance that will result in a \$10.00 late fee. **Everyone should check their billing statement and make sure that the correct amount of dues is being paid.** If you have a question about your statement, please call the management office.

2013 RECAP

2013 was a big year for Verona. We invested over \$300,000.00 in our development. This included all buildings being painted, new fences installed, bird wires replaced, and a complete roof inspection. We also repaired all of the trellises that needed it. A few projects that are scheduled, but not completed, are trip hazards and damaged driveways and sidewalks.



We also want to welcome the 20 new owners that purchased in 2013.

ASSOCIATION SURVEY



In 2004, the Association submitted a survey to all owners. We have had many new owners since that time and feel it is time to do it again. Watch for the new survey and please respond. This information is used to help the Board make decisions.

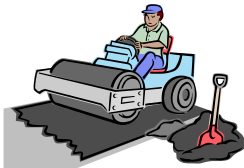
LANDSCAPING UPDATE

We have had all our large trees pruned and have had to have a few removed. We do not like to remove trees, but the ones we selected needed it for various reasons. We are also working with our landscaping company on improving our irrigation system.



STREET SIDEWALK UPDATE

This year we will be doing a seal coat on all streets. While doing the seal coat, we will add more speed bumps. There are too many drivers speeding and newsletter requests to slow down are not working.



We are also going to repair some of the street issues. The trip hazards on our sidewalks will be addressed as well as a few cracked driveways.

We are looking into doing driveway adjustments on some addresses (those with over a 2 inch drop). Those involved will be notified prior to the work. If it works out as we anticipate it will, we will expand the project.

FENCE UPDATE

A&J Fencing (925) 939-2105 will be in Verona on February 3rd to finish the shared fences they contracted to do and make the repairs they said they would come back and do. If you have an issue with them, please call them and confirm that you are on their list.

BUILDING ATTACHMENTS

We just painted the complete complex. In this process all small holes and cracks in the stucco were sealed. It is sad to see residents attaching items to the stucco and eaves. Please remove all items from the stucco and eaves.



HACIENDA BUSINESS PARK AMENITIES

Verona at Hacienda HOA is a member of the Hacienda Business Park, even though we are not an office building. As members, each of our owners is entitled to some of the amenities Hacienda Business Park offers.



If you are interested in taking advantage of these, such as the free "Wheels Ecopass" bus pass, check out the "Amenities" section of the Hacienda Business Park's website: www.hacienda.org.

REMINDER

All holiday decorations were required to be removed for the season by January 15th. Please make sure all of yours are down so you do not get a letter about them.

PARKING COMMITTEE

The Parking Committee will be conducting a "parking audit" sometime in the near future. Owners of vehicles that are parked in open spaces instead of in the garage will be sent letters asking them to obey the Association's parking rules. Don't forget that residents must register all of their vehicles with the Association. This can be easily done on the Association's website: www.veronatownhomes.com.

