

VERONA VIEW

JANUARY 2010

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BOARD OF DIRECTORS:

Bob Plemmons, President
Joe McAdams, Financial Officer

Andrew DeMotte, Vice President

Paul Wakefield, Secretary
Diana Garnhart, Director

BOARD NEWS AND MEETING DATE:

The Board 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 Wednesday, February 17, 2010. All homeowners are encouraged to attend!

HACIENDA TASK FORCE UPDATE:

The Hacienda Task Force was approved by the Pleasanton City Council on January 19, 2010. The Counsel added a representative from the school district. The first meeting of the Task Force will be the first part of March.

As previously announced, Verona is represented on this Task Force by Bob Plemmons with Diane Birchell as the alternate. We will continue to keep you advised of the Task Force's activities as they become known.

HACIENDA BUS PASS PROGRAM:



The Board of Directors is looking at the possibility of canceling Verona's participation in the Hacienda Bus Pass Program. Please contact our property management company, Homeowner Association Services, if you are actively using this program. The Board will discuss this at the February meeting.

MAINTENANCE REMINDERS:

The Association receives a lot of calls from homeowners asking it to handle a variety of maintenance items. Sometimes the problem in question is the Association's maintenance responsibility and sometimes it turns out to be the homeowner's maintenance responsibility.

The Association's CC&R's is the document that outlines who is responsible for what. From that, an Association's "Responsibilities Information" sheet was developed to make it easier to quickly evaluate what is the Association's maintenance responsibility and what is not. This information was included in your new buyer information, is also distributed annually in the November budget packet, and can be found on the Association's website.

With our recent rains and bad weather, we thought it might be helpful to reprint a portion of the "Responsibilities Information" document for your reference. Please know that this is a summary only and the governing documents are the final authority on maintenance responsibility:

The Verona Project Documents state that the Homeowners Association will be responsible for the following:

The Common Area. (CC&R Article IV 4.1)



Surface storm drain lines. (CC&R Article IV 4.3.1)

Painting the exterior of the buildings. (CC&R Article IV 4.3.1)

Gas and water laterals from meter to Residence. (CC&R Article IV 4.3.1)

Repairing, replacing, and maintaining roofs, gutters, and down spouts. (CC&R Article IV 4.3.1)

Maintaining meter rooms, doors to the meter rooms, and replacing the slabs under the meter rooms. (CC&R Article IV 4.3.1)

Repairing and replacing driveways. (CC&R Article IV 4.5.4)

Repairing and replacing the fence which separates the Lot and the Common Area. (CC&R Article IV 4.7.2)

Maintaining the surface of the fence that faces the Common Area. The surface facing the Lot shall be maintained by the Lot Owner. (CC&R Article IV 4.7.2)

Lot Owner Responsibility:

The Lot Owner is responsible for all damages to any part of the development caused by that Owner or the Resident of the Lot regardless of the maintenance responsibility of the Association.

The Lot Owner is responsible for everything in his Lot not specified by the Project Documents, with special emphasis on the following:

Each Owner shall regularly clean and maintain the catch basin/drain in his/her yard. (CC&R Article IV 4.3.2)

Each Owner shall maintain, repair and/or replace the air conditioning unit and all ancillary equipment which serves the individual Residence wherever such unit and equipment are located. (CC&R Article IV 4.3.2)

Each Owner shall clean and maintain the surface of the driveway. (CC&R Article IV 4.5.4)

The Owners of a Party Wall and/or Party Fence shall be responsible for the maintaining, repairing, and replacing it. Under normal conditions the maintenance, repair or replacement will be shared equally by the Owners. (CC&R Article IV 4.7.1)

WEBSITE:



The Board would appreciate everyone providing the Association with his/her email address through the website so we can communicate with you quickly, if necessary. The website is: www.veronatownhomes.com.

PARKING REMINDER:

The Association will be conducting another parking survey to identify vehicles that are not parked in compliance with the Association's parking rules. To avoid having your vehicle identified in this survey, please be sure to park all of your vehicles in compliance. The rules state that vehicles are to be parked in the garage up to the "maximum number of automobiles for which the garage was intended" before resident vehicles can be parked in the open spaces.

Thank you in advance for abiding by the parking rules.