

**VERONA VIEW
APRIL 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, May 19, 2010. All homeowners are encouraged to attend!

WHY THE TASK FORCE IS IMPORTANT TO US:

When the City Council appointed the Hacienda Task Force, it envisioned an orderly progression from gathering information to compiling a report to help the Council make its decisions about how the three re-zoned properties would be developed. It is estimated the job could take 12-18 months to get it right.

The recent decision by Judge Roesch in the Urban Habitat lawsuit made the task more imperative. It also made the results more important to us in several ways. Mixed use development of the three parcels is more complicated than you may think.

On a positive side, the addition of retail activity could bring Hacienda residents more small retail shops - restaurants and combination restaurant/take out stores, a small grocery or other specialty food store, other stores offering convenient daily items. If the property developers and BART agree, it could also mean more parking for BART on the Pleasanton side of the tracks. If carried through as envisioned by the consulting planners, planting more trees near BART and along Willow would make the area more attractive.



Both more convenient retail and a more attractive street enhance general property values in Hacienda.

Still, we can't escape the facts of high-density apartments. To achieve the 30+ housing units to the acre requires a building 3-5 stories high. It varies according to whether parking is within the building, how large the units are, and how much ground floor is retail space. Until the builders submit plans, we can't know what each project would be. If they work together to create a broad overarching plan, it could be a tremendous gain for Hacienda, and therefore for us.

The City Council has not yet announced its decision about responding to the Urban Habitat lawsuit but however it decides, the Task Force work in these three sites is important. As Councilwoman Cindy McGovern noted at the last Council meeting, the Council's decision about these sites could become a model for how the city proceeds with the re-zoning of about 1,000 acres which compliance with the lawsuit requires.

All Task Force meetings are open to the public. The next one will be held May 27 at the Library at Civic Center at 7:00 p.m.

-- Diane Birchell, Task Force Alternate Representative for Verona

CONCRETE WALKWAY REPAIRS:

The Board of Directors has contracted with A & M Concrete to perform concrete walkway repairs and replacement at many places throughout the community. The work began Monday, April 26th and is scheduled to go through May 14th. The weather will have a huge impact on the project, so the dates assigned to each phase of the work are approximate and definitely subject to change without warning. Please watch for notices, barriers and other indications of where the project is.



The project will be done in 3 groupings: (1) the “back” side of the complex that borders the canal; (2) the “front” side of the complex that runs parallel to West Las Positas; and (3) the “middle” of the complex along Belleza.

Some of the work will require parking places to be blocked off and not used for short periods of time. These areas will be marked a day or two in advance. Please watch for these and do not park in these areas. ***Any vehicle parked in a work area will be towed without notice at the owner’s sole expense.***

Specific details of this project were mailed to all residents and owners recently. Please see that memo for the areas where work will be done.

If you have any questions or need to have any special accommodations made, please contact the management company at (925) 830-4848 or the project supervisor, Andy, directly at (408) 416-6270.

POOL OPENING DATE:

The pool is tentatively scheduled to open on Friday, May 14th. ***This date may change if the weather is poor or if the concrete project is not completed.*** The concrete vendor will be using the pool area as a storage spot for his equipment and supplies instead of taking up precious parking places.

The pool rules are attached to this newsletter. Please be sure to review these carefully with each resident at your home. If everyone follows the rules, we will have a terrific pool season.

HACIENDA TENNIS COURTS:

The Association has received a reminder from the Hacienda Business Park that the tennis courts, located in the linear park, are for the enjoyment of the residential communities as well as the employees who live and work in the business park. As of April 1, 2010, the code for the coded tennis court gate locks will be 1661. Please make a note of this if you play tennis.

SLOW DOWN:



The nights are getting longer and the weather is warming up – and more people will be outside enjoying our beautiful weather. Drivers, please slow down and be on the lookout for bike riders, skaters, walkers, runners – and all those who might be outside in the evenings. Thank you.

VERONA POOL RULES

SAFETY:

1. This is our private pool. No lifeguard is on duty: members and guests swim at their own risk.
2. Glass containers are not allowed in the pool area to avoid injuries from breakage.
3. No diving into the pool. The pool is too shallow for that to be safe.
4. No running, tossing or pushing of others from the pool edge; no horseplay is permitted in the pool area.
5. No bicycles, roller skates, skateboards or any motorized vehicles permitted in the pool area.
6. NO SMOKING at any time within the fenced area, clubhouse and restrooms.
7. Children under the age of 14 are not allowed to use the Spa (Hot Tub).
8. Caution children against playing with drains, skimmers or other equipment.
9. No styrofoam devices, inflatable toys or mattresses are allowed in the pool, with the exception of infant safety flotation devices.

ELIGIBILITY AND HOURS:

1. The pool and spa are open during the summer months, and closed and unheated during the winter months.
Pool hours are:
Sunday - Thursday 7:00 a.m. to 10:00 p.m.
Friday - Saturday 7:00 a.m. to 11:00 p.m.
2. Only residents and a maximum of two guests per household, escorted by residents, are allowed in the pool area.
 - (a) Residents using the pool and/or spa in the evening must be careful not to disturb those residents who live in the vicinity of the pool.
 - (b) Residents using the pool and/or spa recognize the size limitations of the pool and that their neighbors' enjoyment of the communal facilities must be taken into account.
3. Members are responsible for the conduct of their guests and must see that the Rules are obeyed.
4. State law requires that children under 14 must be accompanied by an adult 18 years or older at all times. This adult must closely and continuously supervise them when they are in the pool.

SANITATION:

1. Animals are not allowed in the pool area.
2. Swimming suits must be worn, no cut offs allowed.
3. Food may be brought into the pool area in unbreakable containers. Anyone who brings food is responsible for seeing that all garbage and litter is properly disposed of and the area is completely cleaned before leaving.
4. Any person having any sores, inflammation of the eyes or nose or any communicable disease is prohibited from use of the pool area.
5. Suntan oils, creams, lotions and perspiration cause staining of the pool, scum and filter problems. Please shower before entering the pool.
6. Infants must wear proper leak proof swim diapers when in the pool.