

VERONA VIEW
JULY 2014

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Hacienda Security Number (24 hour paging voicemail system)
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BOARD OF DIRECTORS:

Bob Plemmons, President
Diane Birchell, Financial Officer

Rickey Juarez, Vice President

Marcos Meirelles, Secretary
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, August 20, 2014. All homeowners are encouraged to attend.

ROOF REPAIRS



The final major project for this year is roof repairs. We had the roofs evaluated and contracted to have the repairs done. Roofworks agreed to wait until all of the asphalt work was done. They will be starting very soon, so don't be surprised if you see or hear someone on the roofs.

ASPHALT SEAL COAT

The Board would like to thank everyone for their cooperation during the recent asphalt seal coat project. Everything went according to plan. We REALLY owe the MCC East Bay a **BIG** "Thank You" for allowing us to use their parking lot.



FREE BUS PASS



Hacienda Business Park offers a free bus pass to owners and employees in the business park. Even though it is "free" to the user, the Verona HOA contributes several thousand dollars to the bus pass program every year.

We need to know how many of our residents use the free bus pass. If you use the free bus pass, please contact HAS (925-830-4848) and let us know. If we determine the usage does not equal the cost, we will cancel out of the free bus pass program.

POOL PARTY

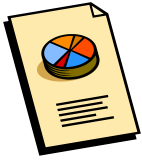
The Association will be hosting another pool party on August 22nd, from 5:00-8:00 p.m. to celebrate summer. The event will be held at the pool and will be catered. Both Middle Eastern food and Barbeque food are planned, so there should be something for everyone to enjoy.

Because we have to give an approximate head count for the caterers, please RSVP to the management company by August 15th. We will need to know the number of people in your family and if they are adults or children.



More information will be coming closer to the event. Put this fun event on your calendar NOW so you don't miss it!

VERONA SURVEY



The Board would like to thank everyone who contributed to our survey. We had several requests to use our website for information, so we elected to post the survey results, including all the written comments, on our website (www.veronatownhomes.com). Paper copies are available upon request to the management company, Homeowner Association Services.

LANDSCAPE UPDATE

We are working with Allied Landscape to meet the water requirements and still have our complex look good. We received our July water bill and we met the goal set by the City on water usage. We will continually try to adjust our usage to achieve the goal, but not lose any plants.



Thank you for your understanding.

IMPORTANT REMEMBER: Each homeowner needs to purchase his/her own insurance for their unit. The Association's policy does not cover anything inside your unit, including wall coverings, kitchen cabinets, carpets, flooring, etc.



Please provide this disclosure to your private insurance agent to make sure you have the proper insurance coverage in case there is a problem.

One common problem is water damage from a broken or clogged toilet. The Association is not responsible for making interior repairs after a roof or gutter leak, either, so keep that in mind as well.

The Association's insurance does not cover other common damages, so talk to your insurance professional and get the coverage you need. Don't be sorry later – after you have a problem.

Renters: We strongly urge each of you to carry "Renter's Insurance" for your personal possessions.

NEED HELP.....

Your Board of Directors needs another member. We have had several newsletter items on the reasons why, but to no avail.

Now we are moving into the time of the year for Board nominations and the election. We have Board members whose terms are ending and they may not want to continue. If no one steps up, Verona will be left in a very unfavorable position.

Over the past year, we have made a lot of improvements to Verona. This was the result of caring Board members. Without them, the work would not have been done, or done at a much higher cost to each of you.



However, now would be a good time to volunteer and see if it is right for you. Requests for nominations will be sent to all owners soon, so think about it...it is your home and your investment.

REMINDER – WATER LEAK INFORMATION

If you have a water line break, please call the City of Pleasanton Water Department. It can get someone to shut off the water faster than anyone (at no cost). Business hour number: 925-931-5500. After Business Hours, call the Pleasanton Police Department at 925-931-5100. The police will contact the Water Department.



VERONA WEBSITE

The Verona website contains a lot of important information about Verona as well as the most frequent forms homeowners need. You can easily find the governing documents, rules and regulations, the architectural application form and architectural standards, and register your vehicles right on the website. The website address is: www.veronatownhomes.com