

VERONA VIEW
SEPTEMBER 2014

Barbara Dawson, Property Manager
Homeowner Association Services
2266 Camino Ramon, San Ramon, CA 94583

Email: bdawson@hoaservices.net
Office: 925-830-4848
Fax: 925-830-0252

Hacienda Security Number (24 hour paging voicemail system) 925-734-6520
Association Website: www.veronatownhomes.com

BOARD OF DIRECTORS:

Bob Plemmons, President Rickey Juarez, Vice President Kent Rocca, 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, October 15, 2014. All homeowners are encouraged to attend.

ANNUAL MEETING RESULTS AND NEW OFFICER POSITIONS



Our thanks to all homeowners who took the time to return a ballot, attend the meeting – or both. We received enough ballots back by the start of the Annual Meeting to be able to count the ballots. A HUGE thank you to Sid Pendyal for his efforts to ensure that we had enough ballots.

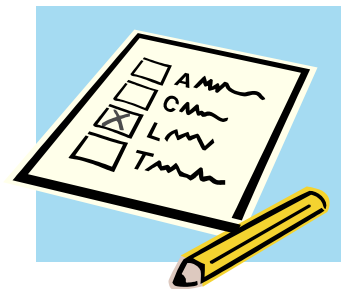
There were three Board positions up for election this time (next year there will be two positions available) and 5 candidates: Diane Birchell, Joe McAdams, Marcos Meirelles, Bob Plemmons and Kent Rocca. We are sorry that not everyone who volunteered to serve the community in this way could be elected, but were also delighted that we had so many homeowners interested in working on the Board.

California State law requires the ballots for Board elections be handled in a very specific way. The unsigned, secret ballot must be inserted into an envelope with no identification on it and that envelope is then inserted into another envelope upon which the homeowner must place his/her signature and property address. The law further specifies that the ballot envelopes cannot be opened and counted until a quorum has been established. Further, an announcement must be made to the membership stating when the ballots will be counted so those interested can watch the counting process. Since the opening and counting of the envelopes takes time, the process goes much faster if the Inspector of Elections has help. This year, Wayne Watari and Louann Sweeney agreed to help with this task. A special THANK YOU to them for their assistance.

Per the Association's governing documents, the top 3 vote getters were each elected to a 2-year term. We are pleased to announce that Diane Birchell, Bob Plemmons and Kent Rocca were elected to the Board.

The annual tax resolution passed by a vote of 85-1 and the annual earthquake insurance vote passed by 80-5.

A BIG **"THANKS"** also go to Joe McAdams and Marcos Meirelles for being willing to run for a position on the Board. We hope they will continue to be involved with the Association and help us make Verona the best place to live that we can.



At the regular Board business meeting, that immediately followed the conclusion of the Annual Meeting, the Board accepted the renewal quote for the earthquake insurance the membership authorized by its

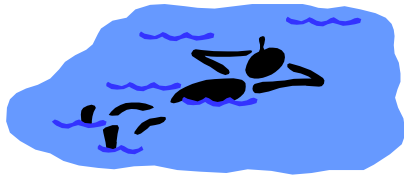
passage of the earthquake insurance measure. Directors also chose the Board “Officer” positions they will hold for the coming term. They are:

Bob Plemmons	President
Rickey Juarez	Vice President
Kent Rocca	Secretary
Diane Birchell	Chief Financial Officer/Treasurer
Vacant	Director

There is still the balance of a term open from last year’s Annual Meeting when there were not enough candidates to fill the open Board positions. The governing documents allow the Board to fill this vacancy by appointment. This possible appointment has been on the meeting agenda since last year’s Annual Meeting and requests for volunteers have been made in many of the past years’ newsletters. The Board hopes to discuss possible candidates for appointment at the next meeting.

POOL AND SPA UPDATE

The spa has finally been repaired and is up and going once again. There was a leak in a pipe that was buried in the concrete inside the pump room. It had to be dug out, repaired and then put back into place. Not an easy job. Thank you for your patience as we worked through this repair process.



The pool will close for the season sometime in October, depending upon the weather. The spa will remain open all year.

We hope everyone has had an opportunity to enjoy the pool this summer.

ROOF AND GUTTER UPDATES

In the last newsletter, the Board shared that several of the Plan 2 flat roofs would be replaced in the immediate future. We are delighted to report that this work has been completed on seven units.

Each year, the first rain storm of the season generates a flurry of calls to the management office asking to have gutters cleaned. Please know that the Association has all the gutters cleaned each year, but does it AFTER as many leaves have fallen as possible. It is very expensive to do this work and we don’t have the funds to do it multiple times.

If your gutters overflow during the first few rains, please be patient and know that **the gutter cleaning will be done sometime after the first of the year.** Your unit will not be left out. All the gutters and downspouts will be cleaned out then.

VERONA SWAP MEET (GARAGE SALE) 9:00a.m-3:00p.m. Saturday, Sept. 27th

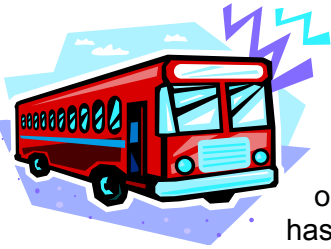
The first “Verona Swap Meet/Garage Sale” will be held on Saturday, September 27th. This is after this newsletter will be mailed to you, so we do not yet know how much participation there will actually be – either from homeowners who want to sell items, or from people who want to buy them. The Association has run ads in both the “Pleasanton Weekly” and the Pleasanton edition of the “Contra Costa Times”.



LANDSCAPE UPDATE

We continue to work with Allied Landscape to meet the City’s water requirements and still have our complex look good. It is a constant balancing act to manage our water usage and keep the grounds looking green. We thank you for your ongoing cooperation and patience at this time. It is a hard one for all of us.

HACIENDA BUS PASS PROGRAM UPDATE:



Over the past 2-3 months, we have asked residents to let us know if they use the bus pass program. We have only received three responses to date. In the last newsletter, we included a letter from James Paxson, the General Manager of Hacienda Business Park. In his letter, he outlined how the Bus Pass Program is funded and included Verona's contribution. We feel many of our residents do not understand the program completely. A copy of this letter has been posted on the Association's website with the August newsletter. Please review James' letter if you haven't already.

The cost to each owner is \$20.04 per year, which is a total of \$3,026.04 for our Association. The Board is considering a ballot measure to see if we should continue contributing to the Bus Pass Program.

Please let us know your opinion.

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.*

SAFETY REMINDER



Please be sure that anything of value is stored inside your unit. This includes bikes, parcels, shoes, strollers, scooters, etc. Items left on the front porch, or in the entrance area, are easy targets for thieves – and no one wants to have their things stolen.

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 hours 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.