

VERONA VIEW  
OCTOBER 2014

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925-734-6520

**BOARD OF DIRECTORS:**

Bob Plemmons, President  
Diane Birchell, Financial Officer

Rickey Juarez, Vice President

Kent Rocca, Secretary  
Marcos Meirelles, 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, November 19, 2014. All homeowners are encouraged to attend.

**BOARD NEWS**

*THE GOOD NEWS:* We are pleased to announce that Marcos Meirelles was appointed by the Board to fill the remaining year of the vacant Board term. Marcos has been on the Board for the past several years and is a real asset to the group. Thank you, Marcos, for your willingness to serve in this way.



*THE NOT SO GOOD NEWS:* As many homeowners already know, the Homeowners Association is losing its long-serving Board President, Bob Plemmons and his wife Ingrid, who will shortly be moving to a new home in a retirement complex nearby. Anyone who knows Bob and Ingrid is aware of how much they have both contributed to the way Verona has prospered since its beginning in 1992. They will be sorely missed by all who consider them good friends and neighbors. We Verona residents owe them a heart-felt "thank you" for their unstinting efforts on behalf of our community.

Bob and Ingrid, best wishes in your new home. We hope you will stop by frequently to visit your many friends in Verona.

**2015 ASSOCIATION DUES**

The Board of Directors discussed the proposed budget for 2015 in great length at its October Board meeting. It was delighted to be able to pass the 2015 budget with no dues increase. The 2015 dues will remain \$235.00 per month. The difference between the Association's income and expenses in 2015 will be covered by "carry-over" funds (operating account money that has not been spent during previous years).



The "official" budget package notifying the membership of the 2015 dues and providing copies of all the required disclosures, will be sent to all homeowners sometime in November. We encourage everyone to read through that document carefully as it is full of important information for all homeowners. Please watch for it.

**GUTTER CLEANING REMINDER**



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.

## POOL AND SPA UPDATE

The pool is now closed for the season but the spa will remain open all year.

## REPORT ON THE FIRST VERONA SWAP MEET/GARAGE SALE



The Association hosted its first community-wide Swap Meet/Garage Sale on Saturday, September 27<sup>th</sup>. From all accounts, it was a great success. There were lots of buyers and lots of sellers. Some of the items seem to be going from one Verona home to another – so they are in good hands and nearby if any “old” owners want to visit them.

Thanks to all who participated in this fun – and profitable – event.

## 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.

**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



The holidays are almost here and that means lots of traveling to and from loved ones. Please remember to park your vehicles inside your garage to its capacity so there is some room for guests to park. Also watch for people walking in the community – especially in the early morning and evening hours when it is very dark.

If you are going out of town, we suggest that you have a friend or neighbor bring in your newspapers, mail and trash containers. These types of things are clues to burglars that a home is not currently occupied and

its contents are ripe for the taking. Do what you can to prevent crime – don’t leave clues that you are away.

## REMINDER – WATER LEAK INFORMATION

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



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## 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](http://www.veronatownhomes.com).