

**VERONA VIEW
NOVEMBER 2014**

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BOARD OF DIRECTORS:

Rickey Juarez, President
Diane Birchell, Financial Officer

Kent Rocca, 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 January 21, 2015. All homeowners are encouraged to attend.

Please remember, there is no Board Meeting in December. All business that comes up between now and then will be handled at the January 2015 meeting.

BOARD NEWS

As we shared last month, long time Board member Bob Plemmons, and his wife Ingrid, have sold their home and have just moved out of Verona. Bob resigned from the Board at the end of the November meeting. We wish them both the very best as they begin a new adventure in their lives.

The Board has reorganized itself and shifted some of Board offices around. Please note the following new Board officers:

Rickey Juarez – President
Kent Rocca – Vice President
Marcos Meirelles – Secretary
Diane Birchell – Treasurer
Vacant – Director at Large

Bob's resignation has created a vacancy on the Board that we would like to fill. If you are on the deed of your Verona home, are current in your dues, and are not in violation of the governing documents, you are qualified to serve on the Board. We encourage all homeowners to serve the Verona community in this way.

If you would like to be considered for appointment to fill the balance of the Board term just vacated, please contact the management company right away. The Association really needs the help.

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 in January.** Your unit will not be left out. All the gutters and downspouts will be cleaned out then.

2015 ASSOCIATION DUES

The 2015 Budget packet will be mailed to all homeowners by the end of November. We encourage each owner to take the time to read through this important material. Not only is the 2015 budget included, showing exactly where your dues payments go, other important Association documents are included. They range from the Association's collection policy (what happens if you don't pay your dues) to the rules as well as your recourse if you feel the Board has taken some sort of action against you that you feel is unfair.



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).

POOL AND SPA UPDATE

The Association has recently learned that there are two leaks in the pool. One is a leak in an underground intake line and the other is a crack in the pool plaster itself. The Board has authorized these leaks to be repaired and that work should be done between now and January, depending upon the weather and the vendor's schedule. The pool is currently closed for the season, but the spa remains open.



The Board has also noted some soil movement in the pool/Clubhouse area, which is probably related to the leaking problem. It is working with Engineered Soils Repair ("ESR") to determine the best course of corrective action to take. You may see some activity in the pool area over the next couple of months as these issues are remedied.

IMPORTANT REMINDER: *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.*



HOLIDAY TIPS

The holidays are here and that means lots of gatherings of family and friends. Please be a courteous neighbor and park your vehicles inside your garage to its capacity so guests can find a place to park.

If you are planning to be out of town, please make arrangements to have your trash containers, newspapers, mail, etc. stopped or brought in. Few things shout "house waiting to be robbed" to a thief than these types of things that have been left out. It takes a bit of arranging prior to leaving, but is well worth the effort. Better safe than sorry.

We love the festive look of Verona during the holidays and our community really looks its best during that time. But holidays come and then are over – and the same should be said for holiday decorations. Be sure to plan time to remove your holiday decoration after each holiday. All holiday decorations must be removed for the season by January 15th.



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.

THE BOARD OF DIRECTORS GIVES THANKS FOR ALL THE WONDERFUL FRIENDS AND NEIGHBORS WE HAVE IN VERONA. WE GIVE THANKS FOR ALL THE BLESSINGS WE ENJOY AND FOR THE COMMUNITY IN WHICH WE LIVE.

