

VERONA VIEW  
DECEMBER 2014

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925-734-6520

BOARD OF DIRECTORS:

Rickey Juarez, President  
Diane Birchell, Financial Officer

Kent Rocca, Vice President

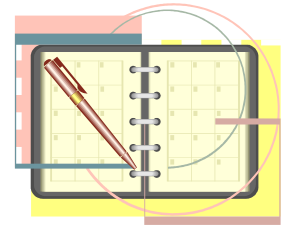
Marcos Meirelles, Secretary

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 was no Board Meeting in December. All business that has come up between November and January will be handled at the January 2015 meeting.



**BOARD NEWS**



The recent resignation of Bob Plemmons from the Board 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 is having all the gutters cleaned, as usual, **beginning in early January**. Your unit will not be left out. All the gutters and downspouts will be cleaned.

**DRAINAGE INFORMATION**

If you have a Plan 2, 3 or 4 unit, you need to remember that there are ground drains in your back yard that channel water under the home and into the street, so the water can be carried away through the main drainage system. These drains can get clogged with mud and other debris. We have also heard of homeowners covering these drains up, not realizing they were there. If you are experiencing water ponding in the backyard – and you live in a Plan 2, 3 or 4 unit - it probably means that the ground drains are clogged and need to be cleaned out. These drains are not the maintenance responsibility of the Association, but fall to the unit owner to maintain.



**2015 ASSOCIATION DUES**

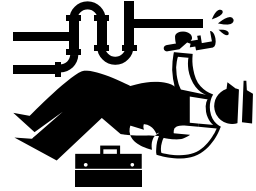
The 2015 Budget packet was mailed to all homeowners in late November. We continue to encourage each owner to take the time to read through this important material. Not only is the 2015 budget included, showing exactly where your dues payments go, other important Association documents are included. They 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 is still working through the repair of 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 15<sup>th</sup>.

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

