

VERONA VIEW
FEBRUARY 2015

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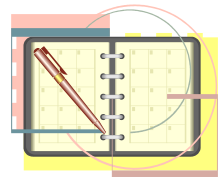
Rickey Juarez, President
Diane Birchell, Financial Officer

BOARD OF DIRECTORS:
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, March 18, 2015. All homeowners are encouraged to attend.



BOARD NEWS

There is still 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.

MANAGEMENT COMPANY COMPUTER SYSTEM CHANGE

Homeowner Association Services (“HAS”) is in the process of changing out its computer programs because Microsoft no longer supports the XP operating system. It is doing this by transitioning several accounts at a time until it works through all of the associations it manages.



Verona will be transitioned by March 1st. The biggest impact this will have to each homeowner is that the new computer system will not use the existing account numbers. It will generate a new account number for every owner. HAS has made arrangements with the bank to process both sets of account numbers through the end of this calendar year to allow everyone the time to make the any changes needed. Please note the important payment information below:

1. If you use Automatic Clearing House (“ACH”) to have your payments taken from your checking account, you need to make no changes. **Your old account number will be crossed referenced by the bank and your payment will be applied to your account.**

2. If you pay your monthly assessment through some sort of on-line banking program from your computer or other device, you need to change the account number on your payment instructions to the bank to use the new system ASAP. **If you happen to use the old number, it will be correctly posted to your account, but we would like you to make the change now. The bank will not cross reference the account numbers after the end of the year.**

Your new account number will be 9-digits long and will appear on your March bill. AFTER MARCH 1ST, homeowners who want to get their new account number can contact the management company and anyone there will be happy to provide it to you.

Thank you all very much as we go through this transition.

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 maintained by the Association.

PARKING

The Association conducted a parking patrol a few weeks ago and tagged quite a few cars that were not registered with the Association. More patrols are planned for the future, so please park your cars according to the rules so you don't receive a citation.

Remember: All residents need to provide the management company the vehicle registration information every time they add or sell a vehicle. Tenants also need to register their vehicles with the management office. This can easily be done on the Association's website: www.veronatownhomes.com.

All residents are to park the maximum number of cars for which the garage was intended. If you have a 1 car garage, you are to park 1 car inside it. If you have a 2 car garage, you are to park 2 cars inside of it. Residents are only permitted to park their cars in an open space if they have more cars than the number of cars the garage was made to hold.



We would also appreciate reports from residents about garages that are too full to hold the appropriate number of vehicles. Those reports need to be in writing somehow – and an email to the management office is just fine.

Be a good neighbor, and follow the Association's parking rules. This makes life much easier, and nicer, for everyone – including you!

POOL AND SPA INFORMATION

The work on the pool is still going on so you might see some activity in the pool enclosure. It is our hope that the repairs will be completed well before the pool opens this spring. The date for the pool opening will be set in March or April.

The spa is open year-round. However, we have had problems with people who use the spa not putting the cover back on. The use of the cover is very important as it helps keep the heat of the water in, and helps keep it from dissipating into the cold air. Keeping the cover on the spa also helps the HOA reduce its costs to keep the spa open. So, if you enjoy using the spa in the winter, please put the cover back on it when you are done. The Board will have to close it during the winter if the costs get too high.



Additionally, please remember that there are homeowners who live all around the pool area. Please be sure to honor the pool/spa hours and quietly head for home no later than 10:00 p.m. Sunday-Thursday and 11:00 p.m. Friday-Saturday. Your neighbors will thank you.

Did you know...?

the answer to last month's question - can you name our Governing Documents? If you can, give yourself a pat on the back. When you bought your home, you were given a large sheaf of papers, many of which you had to sign. Among the papers you signed was at least one acknowledging that you had received copies of the governing documents. Do you remember that?

In case you've forgotten, the Governing Documents are 1) the Articles of Incorporation; 2) the By-laws; 3) the Covenants, Conditions and Restrictions (usually referred to as the CC&Rs); 4) rules of the Association adopted by the Board of Directors.



The Articles you will never need to refer to - they describe the physical location of Verona. But the other documents are important to you because they set out much of the way we share this Planned Unit Development (PUD).

- ◆ The By-laws dictate the organization of the Homeowner Association.
- ◆ The CC&Rs explain some limits on what we individually can do, and state what the Association has responsibility for.
- ◆ The rules adopted by the governing Board of Directors allow the Association to make some changes to meet a particular circumstance.

Now that we've reminded you of these items, we recommend you locate and begin to read them. We think you will find them better than any sleeping pill to overcome sleeplessness...

Next month's question - Do you know why we can't each choose what is planted in our front yard?

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.

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.

YOUR HELP NEEDED

The Board of Directors does all that it can to keep our dues in line. This means that some things the Association “might” provide – at a cost, of course – it may decide “not” to provide to keep costs down. One thing the Board does not believe the Association should have to pay for is someone to go around and pick up trash from the common areas.

Why, you ask, doesn't the Board provide this service? It's really very simple. The Board strongly believes that each Verona resident takes pride in the way the property looks and is concerned about costs. If someone takes pride in something, he/she takes care of it. By extension, if you take pride in your Verona community, you will throw away your trash in an appropriate way, not by throwing it on the ground. Thus, because Verona residents take pride in our community, they will not do anything to spoil it – like throwing their trash on the ground for others to have to deal with.



Please do your part to keep Verona looking its best – and to keep our costs down. Throw away your trash and, if you see some on the ground, please take a second to pick it up and throw it away. If everyone does his/her part, this will not be an issue. Thank you!

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.