

VERONA VIEW

FEBRUARY 2008

Barbara Dawson, Property Manager
Homeowner Association Services
3160 Crow Canyon Place, #150, 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

BOARD OF DIRECTORS:

Diane Birchell, President
Joe McAdams, Secretary

Marla Lesley, Vice President
Diana Garnhart, Director

Wayne Watari, Treasurer

BOARD NEWS AND MEETING DATE:

The next regular Board meeting will be Wednesday, March 19, 2008 at 6:00 p.m. in the Clubhouse. We have a seat for you at the meeting and hope you will attend.

TREE REMOVALS AND REPLACEMENTS:

As announced in the previous newsletter, the Board has authorized the removal of all the berry trees within the complex and this project is almost completed.

This month, the Board will be conducting an inspection of all the landscaping to determine if any other trees need to be removed. It will also be looking at areas where trees should be replaced and discussing what type of tree would be appropriate to use as a replacement. The Board is primarily looking at trees that have the potential of causing property damage or are too crowded to grow properly.



SPRINKLER HEAD REPLACEMENT:

Many of us are currently in the process of having our fire sprinkler heads replaced by Central through one of its authorized contractors. Please be sure to let management know when the replacement at your unit is finished. Thank you.

ARCHITECTURAL REQUIREMENTS:

Please remember that all Verona residents are required to obtain written architectural approval prior to making any changes to their properties, both inside and outside. This includes, but is not limited to, the installation of satellite dishes, windows, and interior remodeling.

If you are planning to make changes to your property and need a form, please contact the management company. You also need to allow time in your project planning for the architectural process to take place.



Spring is almost here and our nights are already getting longer. Please be watchful for pedestrians, joggers, children playing outside, especially on bikes, skateboards, scooters or other recreational equipment.

VERONA VIEW

MARCH 2008

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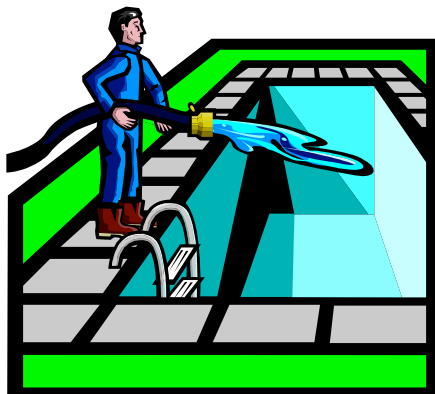
Marla Lesley, Vice President
Diana Garnhart, Director

Wayne Watari, Treasurer

BOARD NEWS AND MEETING DATE:

The next regular Board meeting will be Wednesday, April 16, 2008 at 6:00 p.m. in the Clubhouse. We have a seat for you at the meeting and hope you will attend.

POOL AND SPA RENOVATION:



The Board of Directors has authorized Paramount Pool Plaster to resurface both the pool and the spa this spring. The work will begin around March 28th and, if all goes as planned, should be finished by the middle of April. We are all very hopeful that there will be no unforeseen “glitches” during the course of this project, but it is possible that we will not be able to open the pool on May 1st as we have planned.

There will be some noise and dust generated during the course of the project. We are sorry for this inconvenience and we thank you for your cooperation and understanding. We are confident that the new, beautiful, facility will be worth the mess.

If you have any questions regarding this project, please contact our property manager.

SPRINKLER HEAD REPLACEMENT:

Many of us are currently in the process of having our fire sprinkler heads replaced by Central through one of its authorized contractors. Please be sure to let management know when the replacement at your unit is finished. Thank you.

HIT AND RUN:

On or about March 3rd, a vehicle ran onto our lawn by our Stoneridge driveway, damaging our landscaping on its way into the fence. The driver may have been injured, but not enough to keep him/her from driving away before the police could deal with the situation.

We do not know who the driver of the vehicle was, but are hoping that someone saw something during this accident. The Association would like to file a claim against the driver’s auto insurance for the costs to repair the damage to our property.



If you have any information concerning this hit and run accident, please immediately contact the Pleasanton Police Department and share what you know. Thank you for your help!

ARCHITECTURAL REQUIREMENTS:



Please remember that all Verona residents are required to obtain written architectural approval prior to making any changes to their properties, both inside and outside. This includes, but is not limited to, the installation of satellite dishes, windows, and interior remodeling.

If you are planning to make changes to your property and need a form, please contact the management company. You also need to allow time in your project planning for the architectural process to take place.

“GOOD NEIGHBOR” REMINDERS:

Spring is here and our nights are already getting longer. Please be watchful for pedestrians, joggers, and children playing outside, especially on bikes, skateboards, scooters or other recreational equipment.

The Board has received reports that some people are putting their trash into other resident’s trash containers. While we appreciate the trash being placed into a container rather than on the ground, this practice is creating a mess in the “borrowed” trash can.

Please deposit your trash into your own trash can – and don’t forget to bring your trash container in after collection.



While we are discussing trash containers, don’t forget to make arrangements with a friend or neighbor to deal with your trash containers if you are out of town on trash day. Lending a helping hand to a neighbor is both a good way to make a new friend and to keep your area looking great.

DID YOU KNOW...that you live in a “townhouse”? Not a condo (condominium), not a co-op. Why should you care? Because the designation is the basis for the laws, rules, and regulations we agree to abide by when we buy here. (If you want more information about the differences between a townhouse and a condo, we suggest you talk to a real estate professional or a lawyer.)

When you bought your home, you got legal title to the “lot.” That includes the structure and the area inside the fence. If you have an upstairs unit, you own the land the garages beneath you occupy. (Your two neighbors have a right to use the garage space, but you own it.)

As an owner, you would have the right to do anything you want with your own property *except* that, in Verona, the laws, rules and regulations pertaining to this community control (govern) what you can do here. They specify both your rights - and your obligations - as a homeowner. They are contained in the dreaded “Governing Documents.”

We realize these governing documents will never be on Oprah’s Book Club list, but they are very important to our life together. The Board strongly urges each homeowner to take the time to read them. If you have read them but its been awhile, please go through them again.

VERONA VIEW

APRIL 2008

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BOARD OF DIRECTORS:

Diane Birchell, President
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Marla Lesley, Vice President
Diana Garnhart, Director

Wayne Watari, Treasurer

BOARD NEWS AND MEETING DATE:

The next regular Board meeting will be Wednesday, May 21, 2008 at 6:00 p.m. in the Clubhouse. We have a seat for you at the meeting and hope you will attend.

POOL AND SPA RENOVATION:

The pool and spa are in the final stages of renovation and we are delighted with the way they look. A few finishing touches still need to be done, so we do not yet have a definite pool opening date as of this writing. At the latest, the pool will open the Friday of Memorial Day weekend, but will certainly open earlier if possible.



Thanks so much for your understanding and we hope you will enjoy the pool and spa this summer!

SPRINKLER HEAD REPLACEMENT:

Central (TYCO) stopped accepting claims on August 31, 2007. Since that time a few of our owners have had their sprinkler heads replaced. It seems that Central (TYCO) has contracted with several companies to do this. I know of three at this time. If you have submitted a claim and have not yet heard from any contractor, please call Central (TYCO) at (866) 505-8553 and get an update. All you need to give them is your address. They will be happy to help.

We have had ours replaced and it was an easy process. They will make an appointment to do the replacement. It will take about 3 hours depending on the number of workers and the number of sprinkler heads that need to be replaced. Your **water will be shut off** during this time. The crew will also hook up a vacuum to the fire sprinkler system. The vacuum that is created will draw the water out and reduce the possibility of water dripping when the old sprinkler head is removed.

Each owner should treat this like they would any other repairman entering their home. Make sure you know how they will proceed with the replacement. If you live in an upstairs unit, be sure to remind them of the three sprinkler heads near the meter closet. If you live in a Plan Two unit, be sure to point out the one outside above the entry door. You should also check to see if there is anything that needs special handling or moved. This will save time and prevent any accidents.

I also recommend that you request that the workman place a tarp or other floor protection under the sprinkler head that is being replaced. I am sure this will be done, but it should be verified. During the replacement they may have to make the hole the head comes through a little larger for the removal tool. The cap should cover it,

but if it doesn't, ask for a larger cap. They are available. After the new sprinkler head is installed, the workman should clean up all the small pieces of dry wall and in some cases insulation. You can elect to do this yourself after the project is completed if you would like.

After all the sprinkler heads are installed, you will be asked to sign a verification document. It is a good idea to do a complete walk through with the lead workman and verify all is well. If you do find a problem, the contractor is required to fix it at no cost to you.

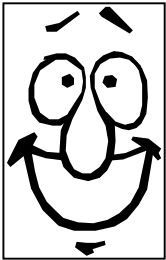
About a month after the replacement of your sprinkler heads you will receive several labels to verify that the sprinkler heads have been replaced. You should place one on or near the fire sprinkler system test lever. I placed another one on the inside of the small cabinet that is in every garage. This tells everyone that you have had the sprinkler heads replaced. The label also has a phone number if additional information is needed.

I have been working with the staff at Central (TYCO) for some time and I have found them to be very helpful. If anyone needs additional information, please contact HAS and they, in turn, will contact me. It has been a pleasure working with everyone on this project and we are nearing the end.

--Bob Plemmons

CANDIDATE REQUEST:

The Board of Directors is made up of homeowners, just like you, who have volunteered to work on Association issues on behalf of the entire community. Each of the 5 Directors serve for a 2-year term and are elected on a rotating basis. One year, 2 Directors are elected and the following year 3 Directors are elected.



This year, there will be 3 Directors elected and the Association is looking for possible candidates to fill these spots. If you are interested in helping in this way, please contact the Association's property manager, Barbara Dawson, at (925) 830-4848 as soon as possible.

This is a wonderful way to get to know how the community works and to benefit the development. We hope you will give this a try and run for a position on the Board.

ARCHITECTURAL REQUIREMENTS:

Please remember that all Verona residents are required to obtain written architectural approval prior to making any changes to their properties, both inside and outside. This includes, but is not limited to, the installation of satellite dishes, windows, and interior remodeling.

If you are planning to make changes to your property and need a form, please contact the management company. You also need to allow time in your project planning for the architectural process to take place.



INSURANCE DISCLOSURE:

The Association's insurance policy renewed in April and a copy of the updated insurance disclosure for the Association is included with this newsletter. Please keep this with your important Association documents.

VERONA VIEW

MAY 2008

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BOARD OF DIRECTORS:

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Diana Garnhart, Director

Wayne Watari, Treasurer

BOARD NEWS AND MEETING DATE:

The next regular Board meeting will be Wednesday, June 18, 2008 at 6:00 p.m. in the Clubhouse. We have a seat for you at the meeting and hope you will attend.

ANNUAL MEETING AND CANDIDATE REQUEST:



The Annual Meeting will be held on September 17, 2008. This is the time when we elect new members to the Association's Board of Directors.

We are looking for interested homeowners to serve our community in this way. This year, the community will be voting on 3 directors and at least one of the current Board members has already decided not to run again. This means that there will be at least 1 vacant seat that needs to be filled.

If you are interested in helping your community by serving on the Board, please contact the property manager right away. You just need to be a homeowner in "good standing" (Association dues are current, you are listed on the deed to the property and you are not in violation of the governing documents) to be eligible to serve.

We sincerely hope each homeowner will give this careful consideration. It is a great way to have an impact in the way our community operates!

SPRINKLER HEAD REPLACEMENT:

If you have had your fire sprinklers replaced and have not yet informed the Association, please do so by calling Barbara Dawson, our property manager, at (925) 830-4848.

FRIENDLY SUMMERTIME REMINDERS:

Summer is here and our children are out of school. Please drive carefully within our community and watch out for children, and adults, who are out and about enjoying the weather.

Please remember our parking rules and park your vehicles in accordance to them. If you have a 1-car garage, one of your vehicles needs to be parked inside the garage. If you have a 2-car garage, two of your vehicles need to be parked inside the garage. Parking is an ongoing problem in Verona and we need everyone to be considerate of one another. Also, please do not leave your vehicles in the parking spaces when you are out of town. These spaces are needed for other residents and guests, and cars that do not move are prime candidates for vandalism.



VERONA VIEW

JUNE 2008

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BOARD NEWS AND MEETING DATE:

The next regular Board meeting will be Wednesday, July 16, 2008 at 6:00 p.m. in the Clubhouse. We hope you will join us.

ANNUAL MEETING AND CANDIDATE REQUEST:

The Annual Meeting will be held on September 17, 2008. This is the time when we elect new members to the Association's Board of Directors.

We are looking for interested homeowners to serve our community in this way. This year, the community will be voting on 3 directors and none of the current Board members whose terms are expiring will be running again. This means that there will be 3 vacant seats that need to be filled.

If you are interested in helping your community by serving on the Board, please contact the property manager right away. You just need to be a homeowner in "good standing" (Association dues are current, you are listed on the deed to the property and you are not in violation of the governing documents) to be eligible to serve.

The official request for nominations was recently mailed to all homeowners. The deadline for nominations is July 25th. All candidates must fill out the "Statement of Candidacy" and return it to the management company by July 25th to be considered a candidate. If you need another copy, please contact the management company and they will be happy to send you one.

PLEASE CONSIDER RUNNING! It is a great way to have an impact in the way our community operates!

SPRINKLER HEAD REPLACEMENT:

If you have had your fire sprinklers replaced and have not yet informed the Association, please do so by calling Barbara Dawson, our property manager, at (925) 830-4848.



PLEASE HELP!



The Board continues to receive reports that people are driving way too fast within the community. Our streets are narrow and there are numerous short cul-de-sacs. Please drive S-L-O-W-L-Y so you do not hit a neighbor or a neighbor's child.

Please note that the Board is also considering installing at least 2 more speed bumps if traffic does not slow down. We would be delighted to receive your thoughts – both pro and con - on this idea.

Many of us will be entertaining this summer and will need places for guests to park. All Verona residents would appreciate each household abiding by the Association's parking rules so there are as many places to park as possible.

DON'T FORGET: If you have a 1-car garage, one of your vehicles needs to be parked inside the garage. If you have a 2-car garage, two of your vehicles need to be parked inside the garage.

Also, please do not leave your vehicles in the parking spaces when you are out of town. These spaces are needed for other residents and guests, and cars that do not move are prime candidates for vandalism.

Thank you for your courtesy.



HAPPY 4TH OF JULY!!!

VERONA VIEW

OCTOBER 2008

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BOARD OF DIRECTORS:

Paul Wakefield Andrew DeMotte Bob Plemmons Joe McAdams Diana Garnhart

BOARD NEWS AND MEETING DATE:

The next regular Board meeting will be Wednesday, November 19, 2008 at 6:00 p.m. in the Clubhouse. We hope you will join us.

GUTTER CLEANING:



The Board of Directors has accepted a bid from AAA Gutter Cleaning to perform the annual gutter cleaning this fall. This work needs to be done when most of the large leaves have fallen. We have asked the vendor to schedule the work sometime in mid-November after the first heavy rain. We do not yet have a start date, but will notify everyone when we do.

Please know that this work is scheduled. We are just waiting for the leaves to fall.

REMINDERS!

A couple of concerns have been brought to the attention of the Board of Directors since the last newsletter. We hope you will take a look at these concerns and, if they pertain to you, promptly correct them.

Hoses need to be stored out of the common area when not in use. The landscaped areas bordering walkways are considered "common area" and nothing is to be stored there.



Litter is an ongoing problem and we are asking all residents to do their part by picking up any trash you see on the ground. This is not something that the landscapers do, so we all need to pitch in.

Along those lines, many of us do not enter our units through the front door and newspapers, flyers, and other debris tends to collect on front porches. Please periodically check your front entrance and properly dispose of any items that have been accumulating there.

The holiday season is starting and, with it, higher demands for guest parking. Please park your vehicles inside your garage up to its capacity. Other vehicles may be parked in designated parking stalls on a “first come, first served” basis. These parking areas are not, however, intended for vehicle storage, so please do not leave your car in these spots for days at a time.

Be careful when you are driving on October 31st as “Trick or Treaters” will be out. Many of our courtyard entrances are hard to see in the shadows and we do not want anyone to be injured walking within the community. Please be very careful!!!!

If you see anyone acting in a suspicious manner anywhere within the community, please contact the Pleasanton Police Department at 925-931-5122 (emergency number), 925-931-5100 (non-emergency number), or call 9-1-1.



SPRINKLER HEAD REPLACEMENT:

If you have had your fire sprinklers replaced and have not yet informed the Association, please do so by calling Barbara Dawson, our property manager, at (925) 830-4848. Please remember that each homeowner is responsible for this work, not the Association.

POOL NEWS:

The pool is now closed for the season. Our thanks to all who made this pool season such a success!



VERONA VIEW

NOVEMBER 2008

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BOARD NEWS AND MEETING DATE:

The Board will not be meeting in December so the Board members can enjoy the holidays with their families. The next regular Board meeting will be Wednesday, January 21, 2009 at 6:00 p.m. in the Clubhouse. We hope you will join us.

At the November meeting, the Board selected officers for the 2008-9 term. They are:

Bob Plemmons	President
Andrew DeMotte	Vice President
Paul Wakefield	Secretary
Joe McAdams	Financial Officer
Diana Garnhart	Director

2009 BUDGET/DUES:



The 2009 Budget, with the required disclosures, is at the printers and will be mailed to everyone by the end of November. The Board has made every effort to keep expenses down and has worked closely with each of our vendors to keep their costs to the current level. The actual cost per homeowner per month for 2009 is \$239.25. The Board has decided to use surplus funds accumulated from past years to offset some of this cost, thus **the 2009 monthly dues will be \$228.00 per homeowner per month**. This is an increase of \$14.00 (6.5%) per homeowner per month.

The dues increase will be effective January 1, 2009. Homeowners who pay their bills through an electronic bill payment system (such as on-line banking) will need to make the change to their payment instructions in time for the January 2009 payment. The Association will notify the bank for those homeowners who pay their bill through automatic withdrawal from their checking accounts.

Please take the time to look through the important items in your budget packet. This information will show you exactly how your funds are allocated.

GUTTER CLEANING:

The gutters are in the process of being cleaned and all should be done within the next two weeks, weather permitting. Thank you for your patience.



WEBSITE:

Have you checked out the website recently? After a slow start things are really coming together on the Verona website. Almost all the newsletters are available and we are starting to add the association documents. You can already download and search the CC&R's that are now available in PDF format and we are planning on adding more in December. We are also testing a new form so you can register your vehicles online - to try it out go to veronatownhomes.com - click on the Car Registration Form tab, fill it out and submit it.

We would like to get your feedback and suggestions on what you'd like to see on the site; to do that just go to the contact form and send in your ideas.

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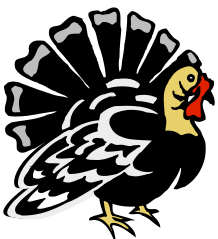
PARKING:



The holiday season is upon us and, with it, higher demands for guest parking. Please park your vehicles inside your garage up to its capacity. (Garages are not intended to be used for storage of personal items. Please make sure that you are not keeping items inside your garage that prevent you from parking your car inside.) Other vehicles may be parked in designated parking stalls on a "first come, first served" basis. These parking areas are not, however, intended for long-term parking, so please do not leave your car in these spots for days at a time.

The Association is preparing to conduct another "Parking Survey" at the beginning of 2009. This survey will require all residents to provide the Association with the vehicle make, model and license number of each of their vehicles. We hope that you will return your forms promptly when received. The Board is also discussing the possibility of allowing owners who wish to provide this information through the Association's website to do so.

Please watch for this form in early January – and thank you in advance for your cooperation.



HAPPY THANKSGIVING FROM THE BOARD OF DIRECTORS!!



VERONA VIEW

DECEMBER 2008

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BOARD NEWS AND MEETING DATE:

The Board 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 Wednesday, January 21, 2009. All homeowners are encouraged to attend!

2009 DUES:

Just a reminder that the 2009 dues have increased to \$228.00 per homeowner per month, effective January 1, 2009. Homeowners who pay their bills through an electronic bill payment system (such as on-line banking) will need to make the change to their payment instructions in time for the January 2009 payment. The Association will notify the bank for those homeowners who pay their bill through automatic withdrawal from their checking accounts.



GUTTER CLEANING:

The annual gutter cleaning project has been completed. If you notice a new clog, please contact the management company at (925) 830-4848 and the vendor will be asked to come out again to clear it.

WEBSITE:



Have you checked out the Association's website recently? Almost all the newsletters are available and we are starting to add the Association documents. You can already download and search the CC&R's that are now available in PDF format and we are planning on adding more in the coming months. We are also testing a new form so you can register your vehicles online - to try it out go to veronatownhomes.com - click on the Car Registration Form tab, fill it out and submit it.

We would like to get your feedback and suggestions on what you'd like to see on the site. To do that, just go to the contact form and send in your ideas.

PARKING:



One of the most frequent complaints the Board receives involves parking. Please do your part to help the parking situation by parking in accordance with the Association's rules. All residents are to park their vehicles inside their garage up to its capacity. (Garages are not intended to be used for storage of personal items. Please make sure that you are not keeping items inside your garage that prevent you from parking your car inside.) Other vehicles may be parked in designated parking stalls on a "first come, first served" basis. These parking areas are not, however, intended for long-term parking, so please do not leave your car in these spots for days at a time.

In addition, vehicles should not park in the shorter driveways. This is against the governing documents and the parking pad is too small to park cars there without damaging the landscaping.

Please be very careful when you are around open garage doors as drivers who are backing up cannot see you until they get into the street! This applies to both pedestrians and drivers of other vehicles.

The Association is preparing to conduct another "Parking Survey" at the beginning of 2009. This survey will require all residents to provide the Association with the vehicle make, model and license number of each of their vehicles. We hope that you will return your forms promptly when received. The Board is also discussing the possibility of allowing owners who wish to provide this information through the Association's website to do so.

Please watch for this form in January – and thank you in advance for your cooperation.

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HOLIDAY REMINDERS:

Please be sure to properly dispose of your live Christmas tree. There are many options available to you, so check the local newspapers and flyers for information. One place you can drop off your clean tree FOR FREE is at the City of Pleasanton Christmas Tree Drop-off Event that runs from December 31, 2008 – January 11, 2009. The location is the Pleasanton Garbage Company Transfer Station, 3110 Bush Road, Pleasanton. Please call (925) 846-2042 for hours. All materials need to be removed from the tree, including tinsel, hooks, lights, ornaments, tree stands and plastic bags.



Our community looks very festive during the holidays and we encourage everyone to enjoy the lights and decorations while they are up! Don't forget, however, that all holiday decorations need to be removed for the season by January 15th. Please plan time in your schedule to take them down by then.

THE BOARD OF DIRECTORS WISHES YOU AND YOURS A VERY

