

VERONA VIEW

JANUARY 2009

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

Association Website: veronatownhomes.com

BOARD OF DIRECTORS:

Bob Plemmons, President
Joe McAdams, Financial Officer

Andrew DeMotte, Vice President

Paul Wakefield, Secretary
Diana Garnhart, Director

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, February 18, 2009. All homeowners are encouraged to attend!

LEASE LIMITS HAVE BEEN REACHED:

Section 3.2 of the Association's CC&R's restricts the number of rental units in Verona to no more than 25%. The maximum number of rentals in the community is 37. (There are provisions for "grandfathered" units, however.)

The Association has just reached this limit and no additional units can be rented until one of the existing rentals is again owner occupied. "Non-grandfathered" owners who wish to rent their units in the future will now go on a waiting list.

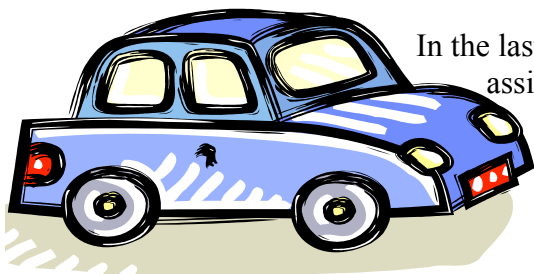
Owners who violate the leasing restrictions face a hefty fine of \$1,500 per month, so please do not start renting your unit without the required approval.

If you have any questions about the rental process, please feel free to contact the Association's property manager or attend a Board meeting.

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.

PARKING SURVEY/ASPHALT PROJECT:



In the last newsletter, the Board said that it would be conducting a vehicle survey to assist the Association better control the parking issues. The Board is also planning to have the Association's streets sealed later this spring and will need to know who owns each vehicle parked anywhere in the complex as part of that work. This knowledge will enable the Board to contact the owner of a vehicle who is parked in the work zone in hopes of getting



the vehicle moved. If we cannot get the vehicle moved, we will have to tow it at the owner's sole expense – and we do not want to do that unless there is no other option.

Enclosed with this newsletter is the parking survey form. Please complete this form and return it to the management company no later than February 15, 2009. You may also provide this information through the Association's website: veronatownhomes.com.

More information will be sent regarding the asphalt project in upcoming months when the plans are finalized.

Thank you for your assistance.

LIGHTING:

Is the area by your unit dark at night? The Board of Directors is encouraging all homeowners to keep their front porch lights on all night. This will help to brighten the entries to our residences and illuminate the walkways for everyone. While there is a small cost to leaving the lights on, it is much less expensive than installing additional lighting – especially in areas where there is no electricity. The Board and your neighbors thank you for your assistance.



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 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.

HOLIDAY LIGHTS/DECORATIONS:

The Association's governing documents require all holiday lights and decorations to be removed for the season by January 15th. Our property manager will be looking for these things in the next inspection so please remove your decorations and lights immediately if you haven't already done so.

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FEBRUARY 2009

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LEASE LIMITS UPDATE:



Last month, the Board announced that the Association had reached the maximum number of rentals allowed by Section 3.2 of the Association's CC&R's. Since that time, one homeowner has decided not to rent the unit. The Association is also in the process of conducting a survey of the units we believe to be rentals in an attempt to verify the accuracy of our list. (This is something that the Board does periodically in an effort to keep our records as complete as possible.) The survey results have indicated that a couple of other units are not longer being used as rentals. This means that we are now *slightly* below our leasing limit of 37.

We still very close to our leasing limit and homeowners who apply to rent their units will be cautioned that they may go on a waiting list. Homeowners who are no longer renting must reapply before the unit can be considered a rental again unless the unit is "grandfathered".

If you wish to apply to rent your unit, or if you have any questions regarding the rental process, please contact our property manager, Barbara Dawson, at 830-4848.

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.

PARKING SURVEY:

Our thanks to all the residents who have completed the parking survey form. The Board has extended the deadline for registering vehicles until March 15th. If you have not already done so, please be sure to complete the vehicle registration form that was included in the last newsletter. If you need another copy, please contact the management office and one can be sent to you. Easier yet, you can register your vehicles on line at the Association's website: veronatownhomes.com. **Be sure to register each vehicle associated with your unit.**



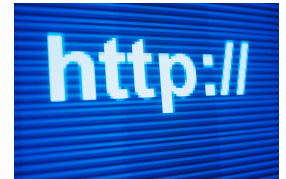
MAILBOX TIP:



The Board has heard reports of mailboxes in our general vicinity (not actually within Verona) being vandalized. We strongly caution residents not to put mail containing checks in the outgoing mail box – especially overnight. Please be careful.

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RESPONSE TO A HOMEOWNER'S SUGGESTION:

The Board received a suggestion from a Verona homeowner asking if the newsletter could be used by homeowners to announce items they have for sale. The Board believes that this is a good idea and will be happy to include homeowner's "For Sale" announcements under the following conditions: (1) the notice runs only one time; (2) the notice is no more than 25 words (to help us keep our printing costs within budget); and (3) the notice is received in the management office no later than the 21st of each month. Requests for notices received after that date cannot be included in that month's publication due to our printing deadlines, so please plan ahead.

Please also note that the Association will not be responsible for any content, condition, availability, or price of an item announced. The Board reserves the right not to include a notice due to space available in the newsletter and/or other concerns. The Board may stop using the newsletter for this purpose without notice and at its sole discretion.

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MARCH 2009

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PARKING SURVEY:

Our thanks to all the residents who have completed the parking survey form. However, there are about 100 homeowner and residents who have not yet returned the form. The Board is extending the deadline one more month – to April 15th. If you have not already done so, please be sure to complete the vehicle registration form that was included in the last newsletter. If you need another copy, please contact the management office and one can be sent to you. Easier yet, you can register your vehicles on line at the Association's website: veronatownhomes.com. **Be sure to register each vehicle associated with your unit.**



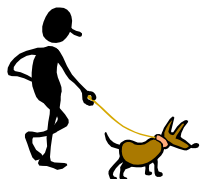
SPRINKLER REPLACEMENT:

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RULES REMINDERS:

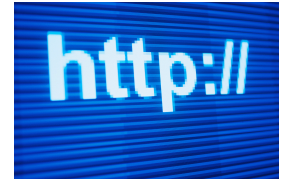
The weather is warming up and the evenings are light again. Please be careful of children playing in our streets and other people who are walking or otherwise enjoying the lovely outdoors. Please stop at each stop sign and drive very slowly.



Children and pedestrians are not the only ones who enjoy our outdoors. Dogs do, too. Did you know that a pet owner could have a \$200.00 fine imposed for not cleaning up after his/her dog? Don't forget your plastic bag when you take your "best friend" for a walk – and do your part to keep our landscaping clean.

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POOL OPENING:

The pool is opening for the season on Friday, April 24th. We had a great pool season last year and hope to have an even better one this year.

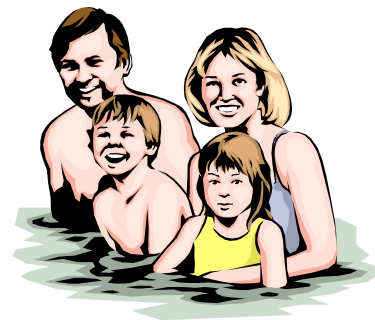
To help with that, please review the pool rules with everyone in your household. If we all abide by them, everyone at the pool will have a great – and safe – experience. Thank you for doing your part!

POOL RULES

SAFETY:

1. This is our private pool. No lifeguard is on duty: members and guests swim at their own risk.
2. Glass containers are not allowed in the pool area to avoid injuries from breakage.
3. No diving into the pool. The pool is too shallow for that to be safe.
4. No running, tossing or pushing of others from the pool edge; no horseplay is permitted in the pool area.
5. No bicycles, roller skates, skateboards or any motorized vehicles permitted in the pool area.
6. NO SMOKING at any time within the fenced area, clubhouse and restrooms.
7. Children under the age of 14 are not allowed to use the Spa (Hot Tub).

8. Caution children against playing with drains, skimmers or other equipment.
9. No Styrofoam devices, inflatable toys or mattresses are allowed in the pool, with the exception of infant safety flotation devices.



ELIGIBILITY AND HOURS:

1. The pool and spa are open during the summer months, and closed and unheated during the winter months.
Pool hours are:
Sunday - Thursday 7:00 a.m. to 10:00 p.m.
Friday - Saturday 7:00 a.m. to 11:00 p.m.
2. Only residents and a maximum of two guests per household, escorted by residents, are allowed in the pool area.

- (a) Residents using the pool and/or spa in the evening must be careful not to disturb those residents who live in the vicinity of the pool.
 - (b) Residents using the pool and/or spa recognize the size limitations of the pool and that their neighbors' enjoyment of the communal facilities must be taken into account.
3. Members are responsible for the conduct of their guests and must see that the Rules are obeyed.
 4. State law requires that children under 14 must be accompanied by an adult 18 years or older at all times. This adult must closely and continuously supervise them when they are in the pool.

SANITATION:

1. Animals are not allowed in the pool area.
2. Swimming suits must be worn, no cut offs allowed.
3. Food may be brought into the pool area in unbreakable containers. Anyone who brings food is responsible for seeing that all garbage and litter is properly disposed of and the area is completely cleaned before leaving.
4. Any person having any sores, inflammation of the eyes or nose or any communicable disease is prohibited from use of the pool area.
5. Suntan oils, creams, lotions and perspiration cause staining of the pool, scum and filter problems. Please shower before entering the pool.
6. Infants must wear proper leak proof swim diapers when in the pool.

MOSS ON WINDOW LEDGER:



The Board of Directors has contracted with Consolidated Homes to remove the moss from the stucco on the front window ledges of many of the Plan 3 units. These will be done as the vendor can schedule them. Please know that you do not need to be home. It may be necessary, however, to wash your front window when the work is done as the process is a bit messy. We apologize for the inconvenience, but think you will be pleased with the cleaner stucco.

SPRINKLER REPLACEMENT:

It is the Board's understanding that everyone who completed a fire sprinkler head claim with Central Manufacturer has had his/her sprinkler heads replaced by one of the vendors with whom Central has contracted.

If you submitted a claim last year and have not had your sprinklers replaced, please contact Central Manufacturer at 1-866-505-8553.

REMINDERS AND HELPFUL HINTS:

When did you change the pads on your cabinet doors? This will reduce the banging noise. The pads are cheap and found in any hardware store.

When did you change the battery on your smoke detector? Seems they only fail between midnight and 8:00 a.m.

You should lubricate the drive gear on your garage door opener. It extends the life and also is appreciated by your neighbor.



Please do not leave pet food on your patio or door step. This attracts rats and other unwanted guests. If you leave food out, please bring it inside at night. Your neighbors will appreciate it.

Zone 7 repaired several holes in the fence between Verona and the Arroyo. This fence is for the safety of our small residents and prevention of unwanted guests from the Arroyo. The cost of this repair will be passed on to the individuals who made the holes.

Be sure to slow down when driving within the complex. Children are outside playing and adults are walking and enjoying the outdoors. BE CAREFUL!



PARKING SURVEY:

The Board of Directors will be conducting a parking survey to identify cars that are parked in violation of the Association's parking policy. Cars that are not parked in compliance when the survey is conducted will be ticketed. The parking survey will be done at a random date and time, so be sure to park your cars properly every day to avoid getting a parking ticket!

If you haven't already done so, please be sure to register all of your vehicles with the Association. You can easily do this on the website.

WEBSITE:



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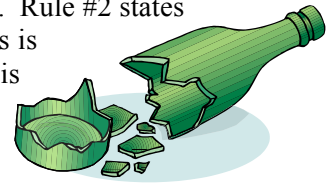
BOARD NEWS AND MEETING DATE:

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POOL ISSUES:

The pool is open and we hope everyone is enjoying the cool water. Unfortunately, the Association has already had two incidents of vandalism in the pool area – both involving broken glass in the restrooms and on the pool deck.

The pool rules were included in the last newsletter and we asked everyone to review those carefully. Rule #2 states “Glass containers are not allowed in the pool area to avoid injuries from breakage.” Broken glass is invisible in pool water and people can easily be seriously cut if they step on broken glass. For this reason, it is very dangerous to have glass *anywhere* in the pool area. In addition to creating a very serious safety issue, it also costs a lot of money (money you pay in dues) to get the area cleaned up and ready for use again. This is money that could be used in a more productive way to benefit everyone.



We are again asking all residents to review the pool rules and ensure that everyone – residents and guests, young people and not-so-young people – abide by them.

The Board of Directors reserves the right to close the pool if there are additional incidents of vandalism. That’s not a decision the Board wants to take, but it will have to do so if the vandalism does not stop.

Thank you very much for doing your part to ensure that everyone has the opportunity for an enjoyable – and safe – pool experience!



P.S. No smoking is allowed inside the pool area, either. This not only means when you are actually in the water, but means when you are **anywhere inside the fence**. We have seen many people smoking in the pool area so far this summer. Please abide by all the pool rules.

SPRINKLER REPLACEMENT:

It is the Board’s understanding that everyone who completed a fire sprinkler head claim with Central Manufacturer has had his/her sprinkler heads replaced by one of the vendors with whom Central has contracted.

If you submitted a claim last year and have not had your sprinklers replaced, please contact Central Manufacturer at 1-866-505-8553.

MOLES:

Several homeowners have reported seeing mole activity over the past few months. The Board of Directors has looked into the cost for mole abatement and has done research on mole activity. The cost for removing the moles is high and is not “guaranteed” to remove every creature. Unlike gophers (which are rodents), moles are “insectivores” and feed on grubs and insects, not plants or plant roots. In fact, the insects they eat are often harmful to landscaping, so they are really doing us a service. The tunnels they create following earthworms also help to aerate the soil. For these reasons, the Board has decided not take any abatement action at this time.



PARKING SURVEY:



As previously announced, the Board of Directors has conducted a parking survey to identify cars that are parked in violation of the Association’s parking policy. Cars that were not parked in compliance when the survey was conducted, or that were not registered with the Association, were ticketed. The Board will be writing to the owners of vehicles that were seen parked in violation of the rules.

Please know that additional parking surveys will be conducted at random, so be sure to park your cars properly every day to avoid getting a parking ticket!

If you haven’t already done so, please be sure to register all of your vehicles with the Association. You can easily do this on the website.

PARKING:

One of the most frequent complaints the Board receives involves people parking in the streets and open spaces – and not in their garages. The Association’s rules require that every resident parks as many vehicles inside their garages as the garage was built to hold. If you have a 1-car garage, then you need to park 1 car inside the garage. If you have a 2-car garage, then 2 cars need to be parked in it. Open spaces are not intended to be used by residents because they are closer to their front doors, the garage is full of storage, or for any other reason. Driveways that are longer than 18 ft. long should also be used for parking. The rule states: “If an owner has more vehicles than the garage can hold, additional operable and regularly used vehicles may be parked in designated (white lined) open parking areas. Automobiles must be parked in the garage or driveway parking areas first.”

Parking is definitely at a premium within our community. Please do your part to be courteous and park in compliance with the rules. The open space you free up might allow your guest to park!

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REMINDER:

Please drive very slowly within Verona. School is almost out and children are playing in the streets and cul-de-sacs. People are outside enjoying the lovely weather. **SLOW DOWN!**

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NEW GARBAGE/RECYCLING PROGRAM:

Many of you have received letters regarding the new Recycle Program in Pleasanton. For most of us it is a problem with having one large can and now we will have two. This new program is instituted by the city. You can call Pleasanton Garbage (925) 846-2042 and opt out of the program if you wish. You will still receive the increase in cost, and will not be participating in any recycle program. The new program will have pick up on the same day with two different trucks. If you would like your concerns known, please call the city of Pleasanton (925) 931-5002.



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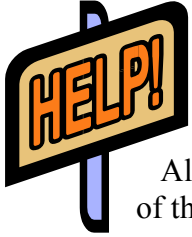
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YOUR HELP IS REQUESTED:



Summer is the time when we are all out and about enjoying the lovely weather. However, it is also a time when there is more undesirable "stuff" left on our common grounds.

Pet owners, please be sure to clean up after your pets if they should soil any of the common area. Also, our landscapers do not clean up litter, so we would appreciate everyone keeping the area outside of their home and garages litter free. Should the wind blow trash out of your can, kindly clean it up promptly.

If you see any litter or trash anywhere in the common area, please throw it away. Your friends and neighbors will thank you!

MAINTENANCE SUGGESTION:

Recently, a Verona homeowner returned home after a long absence to find that a water pipe had broken inside the unit, causing a flood. We would suggest that you turn the water off to your property if you are going to be gone for a period of time so you do not come home to the same problem.



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ANNUAL MEETING AND CANDIDATE REQUEST:

The Annual Meeting will be held on September 16, 2009. We will be voting on three items at the meeting: (1) Electing two new Directors to the Board; (2) Voting on the annual tax resolution; and (3) The annual vote on whether or not the Association is authorized to purchase earthquake insurance for the Association.

We are looking for interested homeowners to serve our community in this way. This year, the community will be voting on 2 directors.

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 will be mailed to all homeowners in the next few days. The deadline for nominations is August 7th. All candidates must fill out the "Statement of Candidacy" and return it to the management company by August 7th 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!

"PLEASE...":

- ▶ Please remember that skateboards are not allowed inside the pool area.
- ▶ Please do not leave "free mail" outside in the mailbox area. It blows all around the community and makes a mess.
- ▶ Please do not hang furniture or other items from the fences.
- ▶ Please clean up any trash/litter you find in the common area.

THANK YOU!!!!

VERONA VIEW

AUGUST 2009

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

Association Website: veronatownhomes.com

BOARD OF DIRECTORS:

Bob Plemmons, President

Andrew DeMotte, Vice President

Paul Wakefield, Secretary

Joe McAdams, Financial Officer

Diana Garnhart, Director

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, September 16, 2009, immediately following the conclusion of the Annual Meeting. All homeowners are encouraged to attend!

ANNUAL MEETING:

The Annual Meeting will be held on September 16, 2009, 6:00 p.m. at the Association's Clubhouse. We will be voting on three items at the meeting: (1) Electing two new Directors to the Board; (2) Voting on the annual tax resolution; and (3) The annual vote on whether or not the Association is authorized to purchase earthquake insurance for the Association.

The Annual Meeting information has been mailed to all members – as well as the voting information. The initial mailing did not include the colored return envelopes and was re-sent a few days later with the necessary envelopes. We are very sorry for the confusion.

So far, we have not received very many ballots back – so please take the time to return yours as soon as possible, even if you are planning to attend the meeting. Your ballot needs to be placed in both the small pink envelope and then in the pre-addressed gray envelope. *If you returned a ballot in anything other than the gray envelope, it cannot be counted and you should send in another ballot in the correct envelopes.*

The regular Board business meeting will be held on September 16th immediately following the conclusion of the Annual Meeting. All homeowners are encouraged to attend both meetings.

CONCRETE REPAIRS:

The Board has accepted a bid from Precision Concrete Cutting to correct trip hazards in the walkways throughout the Association. This work is being considered "Phase I" and will take care of areas that have been uplifted. Areas that need to be removed and replaced are being considered "Phase II" and will be done at a later date by a different vendor.



The work will be done Tuesday through Thursday, September 8 – 10, 2009, from the hours of 8:00 a.m.- 5:00 p.m. The contractor is asking that no one park in an open parking place on Wednesday, September 9th from 8:00 a.m. – 5:00 p.m. so the concrete areas that need to be corrected next to parking spaces are clear. We do not want a concrete chip to fly loose, hit a vehicle and cause it damage. ←

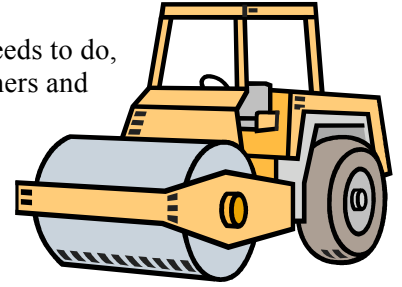
There may also be some noise and dust generated by this work and we thank you for your patience should that be the case.

STREET SEALING:

At the August meeting, the Board of Directors accepted a bid from DRYCO Construction to seal and re-strip our streets and courts. This work is scheduled to be done September 21st through September 24th, weather permitting, and will be done in 2 sections to help with the parking issues.

There are still some details to be worked out, so specific information on what each of us needs to do, including information on parking, mail and garbage service, will be mailed to all homeowners and residents in early September.

The most important point is that no vehicles will be allowed to park or drive on the streets on the days that a particular section will be sealed. If you need your car at anytime on those days, you will need to have it out of the garage or in a designated area. Vehicles left in a parking space on days an area is to be sealed will be towed without warning at the owner's sole expense.



Again, specific information will be sent to everyone as soon as all the arrangements have been completed. Please watch for it and follow it carefully. Also, please be sure to honor any barricades that are up – and to look for notices on front doors, in and on mailboxes and on barricades just before – and during – the project.

PLEASANTON DISPOSAL TRASH CAN PROGRAM:



If you have any questions about the new trash can program Pleasanton Garbage is implementing – or if you want to “opt out” of the program – please contact Pleasanton Garbage Service at 846-2042, or check its website at www.pleasantongarbage.com.

WEBSITE:

The Board would appreciate everyone providing the Association with his/her email address through the website so we can communicate with you quickly, if necessary. This will be particularly helpful if there are unexpected or last minute changes in the upcoming major maintenance projects. The website is: www.veronatownhomes.com.

HELP KEEP OUR NEIGHBORHOOD LOOKING CLEAN:

Thanks to those of you who have taken time to pick up and properly dispose of trash found in the common area. It really helps our community look great.

Another way you can help in this effort is to keep your front doors clean of flyers and advertisements. Most of us don't use our front doors often as we enter through the garage – and often times don't realize that flyers are accumulating on the door and front porch. Please check this area every couple of days and throw away flyers you don't want. Thank you!



SLOW DOWN AND WATCH OUT:

School is starting and our nights are getting shorter. Please drive slowly and carefully on our streets – and encourage your friends to do the same. Watch out for children leaving for school in the morning as well.

**THE BOARD OF DIRECTORS WOULD LIKE TO WISH ALL STUDENTS AND TEACHERS
A WONDERFUL SCHOOL YEAR!**

VERONA VIEW

SEPTEMBER 2009

Barbara Dawson, Property Manager
Homeowner Association Services
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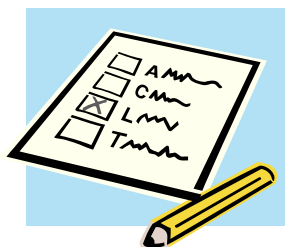
Joe McAdams, Financial Officer

Diana Garnhart, Director

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, October 21, 2009. All homeowners are encouraged to attend!

ANNUAL MEETING RESULTS



The Annual Meeting was held on September 16, 2009. As there were two candidates for two positions, those present at the Annual Meeting elected Directors Diana Garnhart and Joe McAdams by acclamation.

The results of the tax resolution and the earthquake insurance votes were as follows:

	<u>Votes in Favor</u>	<u>Votes Against</u>
a. Tax Resolution	71	8
b. Earthquake Insurance	79	0

The Board decided to keep the same offices for the 2009-10:

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

Thanks so much to all who returned a ballot and/or attended the meeting. Your participation enabled us to conclude the voting that night.

POOL CLOSING:

We have had a terrific pool season thanks to all of you! If the weather holds, the pool will close for the season at the end of the day Sunday, October 25th.



CONCRETE REPAIRS:



The concrete trip hazard repairs have been completed. Our thanks to all who kept out of the work areas during the three days of that project. Your cooperation enabled the crew to do their work in a timely and careful manner.

The Board is developing a scope of work for Phase II of the concrete work, which is to replace concrete where needed. Additional information on this part of the concrete project will be announced when available.

STREET SEALING:

DRYCO completed the 4-day street sealing and striping project on September 24th. We certainly want to thank everyone for working with us during those 4 days and for following all the instructions. We know it was a huge inconvenience, but the project went smoothly and we did not have to tow any cars – or experience any delays during project!!!!



PLEASANTON DISPOSAL TRASH CAN PROGRAM:



If you have any questions about the new trash can program Pleasanton Garbage is implementing – or if you want to “opt out” of the program – please contact Pleasanton Garbage Service at 846-2042, or check its website at www.pleasantongarbage.com.

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VERONA VIEW

NOVEMBER 2009

Barbara Dawson, Property Manager
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Paul Wakefield, Secretary

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Diana Garnhart, Director

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 20, 2010 due to the holidays. All homeowners are encouraged to attend!



2010 BUDGET:



The Board is finalizing the annual budget mailing that will be sent to you by the end of November. It is very pleased to announce that it has been able to create a budget for 2010 without an increase. This is due to a slight reduction in our Earthquake Insurance cost for 2010, which offsets increases of other services and bills.

TASK FORCE TO GUIDE THE HACIENDA PUD MODIFICATION PROCESS:

The City Council passed a resolution to create a Task Force to provide input on the implementation of the new residential developments in the Hacienda Business Park. They have rezoned three parcels for low income, high-density units.

The representation on this Task Force is as follows:

Two Councilmembers

Two Planning Commissioners

Five "At-Large" representatives; one appointed by each Councilmember

Six "Residential" representatives; one from each development (Sienna, Avila, Verona, Valencia, Springhouse and Archstone)

Three "Property Owner" representatives; one each from W.P. Carey, BRE and

Roche

One from the Hacienda Owners Association



Verona will be represented by Bob Plemmons, with Diane Birchell as an alternate.

If anyone would like to be an “At-Large” representative, please call Janice Stern at the City Planning Department (925) 931-5606. Applications must be received by November 30, 2009. The City Council will make its decision on the 19 individuals on the Task Force at the December 15th City Council Meeting. We will keep everyone updated on this project.

WEBSITE:



The Board would appreciate everyone providing the Association with his/her email address through the website so we can communicate with you quickly, if necessary. The website is: www.veronatownhomes.com.

PARKING REMINDER:

The holidays are upon us and many of our neighbors will be hosting holiday gatherings. Please be courteous and park in accordance with the Association’s parking rules. Remember: Vehicles are to be parked in the garage up to the “maximum number of automobiles for which the garage was intended” before resident vehicles can be parked in the open spaces.

We thank you for following the parking rules and making it easier for all of our friends and family to visit.

HOLIDAY DECORATIONS:

Verona always looks so festive this time of year. We hope everyone will take a few minutes to check out all the lights and holiday decorations within the neighborhood. Just remember, all exterior lights and decorations need to come down by January 15th. Thank you in advance for planning that into your schedule.



SLOW DOWN AND WATCH OUT:

Please drive slowly and carefully on our streets – and encourage your friends to do the same. Watch out for children leaving for school in the morning as well. It is getting darker and darker, so be especially cautious!

