

VERONA VIEW  
NOVEMBER 2011

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925-734-6520

**BOARD OF DIRECTORS:**  
Bob Plemmons, President  
Joe McAdams, Financial Officer  
Paul Wakefield, Vice President  
Rickey Juarez, Secretary  
Vacant, 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 18, 2012. All homeowners are encouraged to attend!



We want to thank Rickey Juarez for all his work on the Haunted House this year! The decorations were very festive and everyone who stopped by had a wonderful time. Those of you who missed out *really* missed out. Look forward to other events that may be coming up in the future.

**OPEN BOARD POSITION:**

We have an opening for another Board member. Anyone who is interested in helping us make this a great place to live, contact Homeowner Association Services at 830-4848.



**SPA UPDATE:**

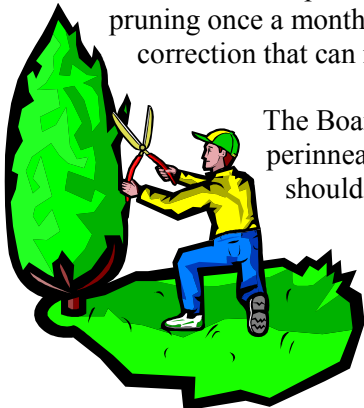
The spa will remain open through the fall months while the Board continues to evaluate its monthly usage. If you're one of the people who enjoy having this feature available, then the Board encourages you to use it often.

**GUTTER CLEANING:**

Each year the Association contracts to have the gutters cleaned. This is part of our maintenance, but it is scheduled later in the season after a majority of the leaves have fallen. The Board has approved a bid and the work is scheduled to begin sometime in January 2012.

**LANDSCAPE UPDATE:**

Our new landscaping company has only been on the job for about 7 weeks and they have made a big difference. They have divided our development into 4 sections. One section will be addressed each week. This results in all areas seeing pruning once a month. While one area is being pruned extensively, the other areas will be checked for needed correction that can not wait until their time.

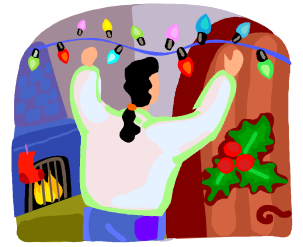


The Board has approved changes to our entrances. They will be re-planting these areas with perinneal plants that will not need to be changed every quarter. We chose some color variations that should look very nice. Let us know your opinion when you see the change.

We had many conversations about tree maintenance with our prior landscaper, but could never come to terms with them on a viable plan. We have initiated a plan with our new landscaper that should begin soon. We will be removing some of the trees that are hazards and some that have outlived their usefulness. We will be replacing them where it can be done.

## **HOLIDAY REMINDERS:**

Verona is always festive during the holidays as many people take a lot of time and care with their decorations and outdoor lights. When you decorate, please remember that nothing can be placed on the rail or corner posts of the second floor patio decks. All exterior decorations need to be removed for the season by January 15<sup>th</sup>, so please plan to have them removed by that date. Also, please be sure to park your vehicles inside your garage (to its capacity) and leave the open spaces available for family and friends who visit. Your thoughtfulness is greatly appreciated.



## **COMMON AREA REMINDER:**

Please be aware that Common Area is *Common* Area and is not to be used as personal property. Please do not place plants, pots, and other items in the common area. This can create problems for our landscapers and any other vendors. Any item in the common area could be lost or damaged. Please keep these items on your front step or in your patio area.

We have new landscapers now and they seem to be more responsive than our last ones. Please give them a chance to perform. Do not take it upon yourself to cut trees or shrubs. If you feel this needs to be done, please contact Homeowner Association Services. Thank you for your cooperation.

## **2012 BUDGET UPDATE:**

The 2012 budget has been approved. We were able to maintain the same assessment as 2011. You should have already received a large, white envelope containing your complete budget package. Please read these documents over so you can see how your assessment is used.



## **PLEASE SLOW DOWN:**



The days are getting shorter and the nights are falling on us much earlier. The Association does not have many sidewalks, so please use extra care when driving through the Association at night. It can be very difficult to see pedestrians at night.

## **WEBSITE UPDATE:**

Our website, [www.veronatownhomes.com](http://www.veronatownhomes.com), is one of the ways we communicate with one another. You can get copies of newsletters as well as the governing documents and the architectural application, and is an easy way to register your vehicles with the Association – just to mention a few. If you haven't checked it out, please take the time to do so.

*Happy Holidays from the Board of Directors!*

