

**VERONA VIEW
FEBRUARY 2011**

Barbara Dawson, Property Manager
Homeowner Association Services
3160 Crow Canyon Place, Suite 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)
Association Website: veronatownhomes.com

925-734-6520

BOARD OF DIRECTORS:

Bob Plemmons, President

Paul Wakefield, Vice President

Rickey Juarez, 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, March 16, 2011. All homeowners are encouraged to attend!

This newsletter is intended as a friendly reminder of some of the most frequent issues that come before the Board of Directors. Please take some time to read these, discuss the issues with your family members – and follow the rules regarding them. All your neighbors will thank you!!!!

PARKING UPDATE:

Your Board continues to look into the parking situation at Verona and we have come up with a few ideas that we are passing along.

First, we are looking into re-stripping some of the parking areas in order to create additional spaces.

Secondly, we are planning a rule change that will require all vehicles owned by Verona residents to be registered with the Association.



This works hand in hand with our third proposal – a major plan to initiate a vehicle sticker program. All vehicles registered to residents will receive a sticker showing that they are legally able to park in Verona. Many Associations have such a program. These two changes alone will allow us to monitor and correct the majority of parking issues and help relieve the parking situation.

Lastly, we all get frustrated when we see vehicles parked in open spaces that never seem to move. Our current rules have a section relating to the storage of vehicles.

We are proposing a change to this rule to clarify storage of vehicles in order to be able to eliminate this practice.

All of these ideas are in the early planning stage. The Board welcomes questions or suggestions and invites you to join us at the next board meeting.

SPA:

The Board elected to open the spa early this year on a trial basis. We have purchased a cover to help keep the heating cost down and ask that you please replace it when you leave. Enjoy!

HACIENDA TASK FORCE UPDATE:

The Task Force has completed its objective, and passed the information on to the Planning Commission and the City Council. The final version was passed at the last City Council meeting. If anyone wants to see the final version, you can visit the Pleasanton website at <http://www.ci.pleasanton.ca.us>.

GUTTER CLEANING:

The annual gutter cleaning project is near completion. We anticipate that all of the exterior gutters will be cleaned out by the first part of March. The recent stormy weather has created unsafe working conditions, therefore the project has taken a bit longer than we anticipated. Thank you for your patience!



RENTAL STATUS REMINDER:

Section 3.2 of the Association's CC&R's limits the number of rental units in Verona to 25%, or 37 units, at any one time. This section also requires all homeowners to submit a rental application prior to renting their unit.



The Association has reached the 25% limit on rentals and there is currently a waiting list. No new rental applications can be approved until there is an opening on the list unless the unit was purchased prior to June 10, 2003 as those units are "grandfathered". The waiting list is on a "first come, first served" basis and owners wishing to rent their unit will be placed on the waiting list in the order their application was received in the management office. Please know that homeowners who rent their units without going through the rental approval process are subject to substantial fines per the Association's fine policy (see above). If you have any questions about the rental application process, please contact the management office.

SLOW DOWN:

The Association does not have many sidewalks so please use extra care when driving through the Association. It can be very difficult to see pedestrians at night. We also have children who ride their bikes around the community and who play in the cul-de-sacs.

PLEASE DRIVE S-L-O-W-L-Y!!!!



WEBSITE UPDATE:



Our website, 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. You can also relay concerns and suggestions to the Board from the website. If you haven't checked it out, please take the time to do so.