

VERONA VIEW
MAY 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

Bob Plemmons, President
Joe McAdams, Financial Officer

BOARD OF DIRECTORS:
Paul Wakefield, Vice President

Rickey Juarez, 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, June 15, 2011. All homeowners are encouraged to attend!

POOL UPDATE:

The Board plans to have the locks rekeyed and have new pool keys distributed within the next month. Our goal is to make the key exchange process as convenient as possible for everyone. Once all the details have been finalized, notices containing all the info you will need to get a new key will be posted at the pool and also at the mail kiosks.



YOUR ASSISTANCE IS NEEDED:

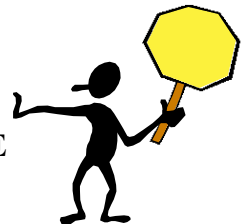
The Board is requesting that each resident take a good look at their gutter down spout alignment. There are several throughout the Association that are out of alignment and will cause rain water to puddle up. The next time it rains, please take a couple of minutes and check to see that the gutters are not overflowing.



If you think there is a problem, please contact the management office and describe the location and your concern. Our vendor will return to correct these issues at no additional charge.

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!!!!**



PARKING UPDATE:

On May 9th a mailing was sent to the membership outlining the details of the proposed parking rule revisions. Homeowners were encouraged to share their comments with the Board either in writing or in person at the June 15th meeting. If you have not already had an opportunity to review the proposed changes, the information has been included in this newsletter. Written comments must be received in the management office no later than noon on June 15th to be reviewed at the meeting. The Board will

discuss the proposed changes and the homeowner comments received before taking a vote at the June meeting. Please watch your mail after the meeting to learn the outcome of the vote.

Proposed Changes to the Association's Parking Rules

- A. The Parking Rule that is being considered for change is Parking Rule G: The existing text of this rule is below:

“Parking of unlicensed vehicles, or stored vehicles (not in regular use), is not allowed. Such vehicles are subject to be towed at the vehicle owner’s expense.

The vehicle will be tagged with a note declaring it in violation and the owner will have time to correct the problem. If the owner has not responded within 5 days (law allows 4 days), the vehicle will be towed. See Davis-Sterling 22568(2).”

The text of the proposed parking rule change, with the changes marked in gray for your ease of reference, is as follows:

“Parking of unlicensed vehicles, or stored vehicles (not in regular use **during a five day period**), is not allowed. Such vehicles are subject to be towed at the vehicle owner’s expense.

The vehicle will be tagged with a note declaring it in violation and the owner will have time to correct the problem. If the owner has not responded within 5 days (law allows 4), the vehicle will be towed. See Davis-Sterling 22568(2).”

- *The purpose of this rule change is to better define what is meant by “stored vehicle”.*

- B. The new Parking Rule that is being considered would become Rule K, if adopted, and is given below in its entirety:

“All vehicles used by Verona Residents must be registered with the Management Company. The needed information will include: the make, model, color and license number of the vehicle. Upon registration with the Management Company, a sticker will be assigned to each vehicle and sent to the resident. The sticker will come with instructions on where and how to attach it to the vehicle to which it is assigned.

Failure to register a vehicle could result in the vehicle being towed or the owner being fined.

The fine will follow the fine schedule in ‘**ENFORCEMENT POLICY AND FINE SCHEDULE**’.”

- *The purpose of this new rule is to establish an easy method of identifying vehicles that belong to Association residents and are permitted to be parked in the Association on a daily basis. Visitor vehicles will be easier to identify as they will not have stickers. The rule will also provide an incentive for complying with the registration requirement.*