

VERONA VIEW
NOVEMBER 2013

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BOARD OF DIRECTORS:

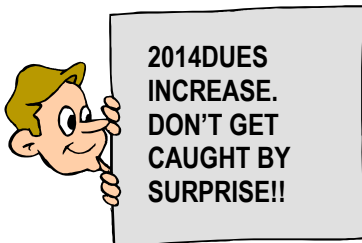
Bob Plemmons, President Rickey Juarez, Vice President Marcos Meirelles, Secretary
Diane Birchell, Financial Officer Vacant, Director

BOARD NEWS AND MEETING DATE

The Board usually 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 held on Wednesday, January 15, 2013. All homeowners are encouraged to attend.

2014 BUDGET

The 2014 budget package will be mailed to all homeowners by the end of this month. Please take the time to read the important information included in that packet as it contains information on the Association's finances, collection policy, and the rules and policies we all live by.



We anticipate that our overall costs for 2014 will increase slightly. By watching our expenses very carefully, we also have accumulated some funds over the years that will be used to help, but not entirely offset, 2014 increases in expenses. We estimate the expenses for 2014 will be 242.64 per homeowner per month, which is an increase of \$4.49 over 2013. **For this reason, effective January 1, 2014, the dues will increase by \$2.00 to \$235.00 per month.**

Unless you actually write a check and mail it to the bank yourself each month, please note: (1) Homeowners who have their dues paid directly from the bank through "automatic withdrawal (ACH)" do not need to do anything. (2) Homeowners who pay their Association bills through online banking with their individual banks will need to change the payment amount starting with the January 2014 payment. We are sorry, but the Association is not allowed to make that change for you.

PAINT PROJECT

The painting project is all done with the exception of the trellises that are in the process of being repaired. Urban Bros. will be coming back to finish those up when that work is completed.

We would, again, ask that you take a careful look at the exterior of your home and let the management company know of any missed areas, overspray, or anything else about the paint job that concerns you. We would appreciate getting this information either in writing or by email so we have a written, trackable, record of areas that need to be checked. The Board will also be inspecting all of the units, but you know your home better than anyone else and we need your help with this.



Thanks to all for your patience during this project. The community is really looking great.

TRELLIS UPDATE

The G.B. Group is still working on the trellises. There was more dry rot than originally estimated, so that has caused the work to go more slowly than anticipated. We hope that this project will be finished within the next several weeks.



FENCE PROJECT UPDATE

A&J Fencing is planning to finish all the fence work by the end of November. Our thanks to those homeowners who needed to do some backyard trimming in preparation of this project.

GUTTERS

The minute it sprinkles, the management company is bombarded by calls to have the gutters cleaned. Please know that the Association is responsible for gutter cleaning and schedules that work to be done just after the first of the year to allow time for the leaves to fall. That helps us keep our expenses down as we don't have to pay to have the gutters cleaned twice.

We know that there are leaves in the gutters now, and there will be more leaves in the gutters in a few weeks. Please be patient. The gutters will be cleaned throughout the Association after the first of the year.

PARKING COMMITTEE



The Parking Committee will be conducting a "parking audit" sometime in the near future. Owners of vehicles that are parked in open spaces instead of in the garage will be sent letters asking them to obey the Association's parking rules.

HOLIDAY TIPS

The holidays are here and that means lots of gatherings of family and friends. Please be a courteous neighbor and park your vehicles inside your garage to its capacity so guests can find a place to park.

If you are planning to be out of town, please make arrangements to have your trash containers, newspapers, mail, etc. stopped or brought in. Few things shout "house waiting to be robbed" to a thief than these types of things that have been left out. It takes a bit of arranging prior to leaving, but is well worth the effort. Better safe than sorry.



We love the festive look of Verona during the holidays and our community really looks its best during that time. But holidays come and then are over – and the same should be said for holiday decorations. Be sure to plan time to remove your holiday decoration after each holiday. All holiday decorations must be removed for the season by January 15th.

GARBAGE PICKUP HOLIDAY SCHEDULE/TREE RECYCLING INFORMATION



There will be no disruption of garbage service for Verona since Christmas and New Year's fall on Wednesdays. Free Christmas tree pickup will be January 11. Trees must be cut in 4 foot sections. Boy Scout Troop 941 will also pickup and recycle trees on January 4. See the PGS newsletter or www.Troop941.org for more information.

***THE BOARD WISHES YOU AND YOUR FAMILY
A JOY-FILLED HOLIDAY SEASON!***