

VERONA VIEW
JANUARY 2015

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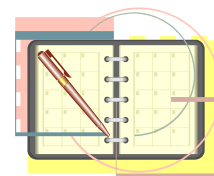
Rickey Juarez, President
Diane Birchell, Financial Officer

BOARD OF DIRECTORS:
Kent Rocca, Vice President

Marcos Meirelles, Secretary
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, February 18, 2015. All homeowners are encouraged to attend.



BOARD NEWS



There is still a vacancy on the Board that we would like to fill. If you are on the deed of your Verona home, are current in your dues, and are not in violation of the governing documents, you are qualified to serve on the Board. We encourage all homeowners to serve the Verona community in this way.

If you would like to be considered for appointment to fill the balance of the Board term just vacated, please contact the management company right away. The Association really needs the help.

DRAINAGE INFORMATION

If you have a Plan 2, 3 or 4 unit, you need to remember that there are ground drains in your back yard that channel water under the home and into the street, so the water can be carried away through the main drainage system. These drains can get clogged with mud and other debris. We have also heard of homeowners covering these drains up, not realizing they were there. If you are experiencing water ponding in the backyard – and you live in a Plan 2, 3 or 4 unit - it probably means that the ground drains are clogged and need to be cleaned out. These drains are not maintained by the Association.

PARKING

The holidays are over and the Board has received quite a few complaints about parking. Parking inspections have been resumed and residents who are parking their vehicles in violation of the Association's parking rules will be receiving violation letters.

Remember: All residents need to provide the management company the vehicle registration information every time they add or sell a vehicle. Tenants also need to register their vehicles with the management office. This can easily be done on the Association's website: www.veronatownhomes.com.

All residents are to park the maximum number of cars for which the garage was intended. If you have a 1 car garage, you are to park 1 car inside it. If you have a 2 car garage, you are to park 2 cars inside of it. Residents are only permitted to park their cars in an open space if they have more cars than the number of cars the garage was made to hold.

Be a good neighbor, and follow the Association's parking rules. This makes life much easier, and nicer, for everyone – including you!

POOL AND SPA UPDATE

The work on the pool is currently scheduled to begin in early February, weather permitting. It is our hope that the repairs will be completed well before the pool opens this spring. The date for the pool opening will be set in March or April.

The spa is open year-round.

Did you know...

you live in a “townhouse”? Not a condo (condominium), not a co-op. Why should you care? Because the designation is the basis for the laws, rules, and regulations we agree to when we buy here. (If you want more information about the differences between a townhouse and a condo, we suggest you talk to a real estate professional or a lawyer.)



When you bought your home, you got legal title to the “lot.” That includes the structure and the area inside the fence. If you have an upstairs unit, you own the land the garages beneath you occupy. (Your two neighbors have a right to use the garage space, but you own it.)

As an owner, you would have the right to do anything you want with your own property *except* that those laws, rules and regulations control (govern) what you can do. They specify both your rights - and your obligations - as a Home Owner. They are contained in the dreaded “Governing Documents.”

Can you name our Governing Documents?

IMPORTANT REMINDER: *Each homeowner needs to purchase his/her own insurance for their unit.* The Association’s policy does not cover anything inside your unit, including wall coverings, kitchen cabinets, carpets, flooring, etc. Please provide this disclosure to your private insurance agent to make sure you have the proper insurance coverage in case there is a problem.

One common problem is water damage from a broken or clogged toilet. The Association is not responsible for making interior repairs after a roof or gutter leak, either, so keep that in mind as well.

The Association’s insurance does not cover other common damages, so talk to your insurance professional and get the coverage you need. Don’t be sorry later – after you have a problem.

Renters: *We strongly urge each of you to carry “Renter’s Insurance” for your personal possessions.*



REMINDER – WATER LEAK INFORMATION

If you have a water line break, please call the City of Pleasanton Water Department. It can get someone to shut off the water faster than anyone (at no cost). Business hours number: 925-931-5500. After Business Hours, call the Pleasanton Police Department at 925-931-5100. The police will contact the Water Department.

VERONA WEBSITE

The Verona website contains a lot of important information about Verona as well as the most frequent forms homeowners need. You can easily find the governing documents, rules and regulations, the architectural application form and architectural standards, and register your vehicles right on the website. The website address is: www.veronatownhomes.com.