

**VERONA VIEW
AUGUST 2017**

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925-734-6520

BOARD OF DIRECTORS:
Diane Birchell, Financial Officer

Rickey Juarez, President
Wayne Watari, Vice President

Don Clark, 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, August 16, 2017. All homeowners are encouraged to attend.

PARKING RULES – EFFECTIVE AUGUST 1st

Everyone should have already received the new Parking Rules. The rules become effective August 1st. There will be new signs posted in the community as well as new hanging parking permits. The parking stickers will no longer be valid. Parking Permits will be issued upon receipt of registered vehicles and may require a garage audit. All units will receive one visitor parking permit.

PARKING – GARAGE AUDIT – SATURDAY, AUGUST 5TH

A garage audit will be held on Saturday, August 5th between 10:00 a.m. to 10:30 p.m. Each resident will be required to have their garage open during this time so that their garage can be inspected. Units that do not have their garages inspected may be prohibited from obtaining a parking permit for the unit until the garage has been inspected.

BOARD CANDIDATES AND ANNUAL MEETING

The Annual Board Election and Annual meeting will be held on Wednesday September 20th. There are two positions up for re-election. Any person interested in serving on the Board should complete and return the “request for candidates” form that was previously mailed to you. Any homeowner who is on the deed to the property and in “good standing” with the Association (current in their dues and not in violation) is qualified to run for the Board. Please consider volunteering to serve your community as a Verona at Hacienda Board Member.

Board member Marcos Meirelles has resigned from the Board and the Board may appoint another member to fill his position until the board election.

GARAGE SALE

The Association will hold a community wide garage sale which, is scheduled for August 12th between 8:00 a.m. to 2:00 p.m.

DOG RUN SUGGESTIONS, COMMENTS AND FEEDBACK

The Board would like your suggestions, comments and feedback about having a dog run in the community. The initial thought was to place one on each end of the community or one on the end closer to the Stoneridge entrance. Email your comments to management at rrivera@hoaservices.net or attend a board meeting.

PESTS AND PETS

There has been a report that residents are leaving bait stations for rodents. This is prohibited and against the law to place these bait stations in the common areas. This may kill or sicken pets and children & adults. Also, pests such as specific species of snakes are good for the community. It eats the rodents.

Pet owners are reminded to pick up after your pet. Please be sure to pick up your pet waste and dispose properly in your trash.

ROOF INSPECTION

Roofworks has completed their inspection on the roofs. In summary, the roofs are in good condition. There are maintenance items that need to be addressed on various roofs and mainly the cleaning of the roof valleys. Management is obtaining bids for these repairs and cleaning.

VINES/PLANTS ON STUCCO

The Board respectfully requests that homeowners who have vines or plants growing up the stucco walls of their homes please remove them. These plants damage the integrity of the stucco, potentially causing serious maintenance issues in the future.

EXTERIOR/INTERIOR REPAIRS – ARCHITECTURAL APPLICATION APPROVAL

Please be reminded that the Association's CC&R's require all homeowners to submit an architectural approval application – and get written approval for that project – BEFORE making any change to their property. This includes interior projects, such as kitchen remodels.

You must also obtain written approval before having a satellite dish installed at your home. (Don't forget that you also need to have the dish removed when you sell your home.) Please contact the management company if you have any questions regarding your project, or if you need a form. The forms are also readily available on the Association's website.

COMMON AREA

Please remember that all personal items, such as garden statues, potted plants and seasonal flags or signs, must be kept on your front step. The walkways and garden areas adjacent to your front entry are common areas and no personal items are allowed there.

VERONA WEBSITE

Our 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 also register your vehicles on the website. The website address is: www.veronatownhomes.com.

REMINDER – WATER LEAK INFORMATION 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.

PEDESTRIANS VS. WHEELS

PLEASE SLOW D-O-W-N when driving into or around the Association. Use caution when walking in the evenings, especially when crossing streets. And drivers, watch out for cyclists and skaters. Also, please do not ride bikes, skateboards and scooters on the sidewalks. Sidewalks are for pedestrians and it can be very difficult to slow down in time to avoid hitting someone strolling on the same sidewalk where you are racing your bike or skateboard.