

**VERONA VIEW
JULY 2017**

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925-734-6520

BOARD OF DIRECTORS:

Rickey Juarez, President
Wayne Watari, Vice President

Diane Birchell, Financial Officer

Marcos Meirelles, Secretary
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, July 19, 2017. All homeowners are encouraged to attend.

POOL AND SPA

The pool and spa are open for the season. As the weather gets warmer there will be more use at the pool and would like to remind all residents and their guests to abide by the pool rules for the safety and enjoyment for everyone. If you need a copy of the rules, please contact Management or log onto the Association website at www.veronatownhomes.com.

PARKING

The Board has approved the final draft and adopted the parking rules that were proposed to the membership, including a garage audit. You will receive a final copy of the 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 Board has also reviewed bids to convert a couple of landscape areas to parking stalls. However, the cost is extremely expensive, over \$12,000. This item will be deferred at this time in anticipation that the new parking rules will reduce and improve the parking problems in the community.

Going on a short trip? A few days before you leave, be sure to send the management company an email with information on any car you need to leave out so it is not ticketed.

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 will be mailed mid July. 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. Due to the resignation of Kent Rocca, the Board has appointed Wayne Watari to service on the Board to complete his term.

GARAGE SALE

The Association will hold a community wide garage which, is scheduled for August 12th. You will receive a separate notice with complete information of this event. As a reminder, the Association does not allow individual garage sales.

SUMMER PARTY

The Association Summer Party is scheduled for July 28th from 5:00 p.m. to 9:00 p.m. Everyone is welcome to attend and get to know your neighbors in the community. Keep watch of the notices on the mailboxes.

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 will be inspecting all the roofs in the community. The crew will access the roofs using ladders, moving from building to building from the exterior. There will be no repairs at this time. This is an inspection only. Any repairs will be done and scheduled at a later date.

Please watch out for the ladders and trucks. It is not necessary to keep out of your patio area nor is it necessary to remove your pet from your patio area, but for residents to be aware of the activity on the roofs.

If there is a problem, please contact the Project Manager of Roofworks, Jeff Nickel at (925) 671-7778. If you have questions, please contact the Association Manager, Rosie Rivera at (925) 830-4848. We appreciate your patience and cooperation during this project.

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

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.