

**VERONA VIEW**  
**June 2017**

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**Association Website: [www.veronatownhomes.com](http://www.veronatownhomes.com)**

**925-734-6520**

**BOARD OF DIRECTORS:**

**Rickey Juarez, 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, June 21, 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](http://www.veronatownhomes.com).

**PARKING**

The Board reviewed all the comments that were sent in as well as comments made at the meeting, which included a number of residents supporting a garage audit. This audit would allow the HOA to perform a garage inspection to ensure that all residents are using the garage for parking vehicle and not being used as storage. Thank you to those who submitted their input. The Board will further review the comments and will provide management with a final draft.

The Board has also reviewed bids to convert a couple of landscape areas to parking stalls. However, the cost is extremely expensive. Management will obtain additional bids for this renovation for Board consideration.

Having guests? Your guests should park in the open spaces and your vehicles should be parked in the garage to its capacity.

All residents are to park the maximum number of cars in the garage 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. Currently, residents are only permitted to park their cars in an open space if they have more cars than the number of cars the garage for their unit was made to hold. We would also appreciate reports from residents about garages that are too full to hold the appropriate number of vehicles. Those reports need to be in writing and include the unit number – and an email to the management office is just fine.

Also, please make sure that your vehicles all have their parking stickers in the back window. If you do not have parking permit stickers, or you have new vehicles, please notify the management office immediately so that your information can be updated and your vehicles properly stickered.

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.

**ROOF INSPECTION**

The Board approved to complete a full inspection on the Roofs. This work is scheduled for late June, early July. A separate notice will be posted when the inspection will take place.

### **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.

### **SPRING PROJECTS**

Spring is here and many homeowners are planning their 2017 home improvement projects. 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.

### **HELP KEEP OUR COMMUNITY CLEAN**

Clean up trash in common areas and parking lots. Please put any trash from your car into your trash container.



### **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](http://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.