

**VERONA VIEW**  
May 2017

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**BOARD OF DIRECTORS:**

Rickey Juarez, President  
Kent Rocca, 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, May 17, 2017. All homeowners are encouraged to attend.



**NEW COMMUNITY MANAGER TRANSITION**

Barbara Dawson, our long time property manager, is turning our account over to a new manager at Homeowner Association Services, Rosie Rivera. Rosie has worked for two other property management firms and has approximately 20 years of management experience, much of it with attached homes. Rosie's assistant, Debi Schwartz, will also transition to the community. Rosie will attend the next Board meeting on May 17<sup>th</sup>. Barbara will attend the May meeting to facilitate the transition. Barbara will still remain at HAS and be a resource for Rosie as needed. The Board would like to thank Barbara for her many years of service.

**GOVERNING DOCUMENT REVISION PASSED!**

The new CC&R's are in the process of being recorded with the County. Once we receive the recorded copy, the new governing documents will become effective. At that point they will replace the documents we have now. The new, signed, Bylaws are already on the website as those do not need to be recorded. A complete set of the revised governing documents will be sent to all owners sometime in May. Please watch for them – and keep them handy – as they will be what we all use going forward.

**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. The pool rules were published in the last newsletter. If you need another copy, please contact Management.

**PARKING**

As we have already shared, the Board of Directors recently held a special "workshop" specifically to discuss possible changes to the parking rules to make them easier to enforce. The proposed changes have been mailed to all owners for review and comment. Please take the time to read through this material very carefully, as there are a lot of significant changes being proposed, and send your written comments to Management by May 10<sup>th</sup>. The Board will be reviewing all the written comments received on the proposed rules at the May 17<sup>th</sup> meeting. Owners are also encouraged to attend the May meeting to discuss these draft parking rules directly with the Board.

The biggest change is that the open space parking would be by "permit only". Also, the number of permits issued is dependent upon the capacity of a unit's garage space and the number of vehicles at a unit. The maximum number of permits is two more than the capacity of each resident's garage, up to a maximum of four vehicles.

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.

### **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).

### **RECYCLED WATER**

The recycled water system has been connected but we now have to add one additional water meter to the system. This work has been approved and we hope this will be done very soon.

### **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.