

VERONA VIEW
OCTOBER 2017

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BOARD OF DIRECTORS:

Rickey Juarez, President
Wayne Watari, Vice President

Diane Birchell, Financial Officer
Don Clark, Secretary

Joe McAdams, 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. However, the October meeting has been moved to **Tuesday, October 10, 2017**. All homeowners are encouraged to attend.

BOARD ELECTION RESULTS

The Board Election was held on Wednesday, September 20, 2016, 6:00. Thank you to everyone who sent in their ballot and also to all who attended this important meeting. This year there were 5 homeowners running for 2 open positions. Also on the ballot was to vote on the Annual Tax Resolution and the purchase of Earthquake Insurance. Members Rickey Juarez and Joe McAdams were elected and will serve a two-year term. Both the Annual Tax Resolution and Earthquake Insurance were passed by the membership.

A Note from the Treasurer: 2018 Dues and New Parking Rules

The Association will be working on the 2018 budget. If you were at the Annual meeting, you heard me say that our dues were going to have to increase for several reasons. One of those reasons is the expense of hiring a company to monitor compliance with the new parking rules. That cost will be about \$60 **per year** for each of us. The statement by a board candidate that the charge would be a monthly cost of \$60 is **misleading** and obviously not true. Simple arithmetic shows it plainly.

2017 dues \$235 x 12 months	\$ 2,820
Maximum increase without member vote (20% of current dues)	\$ 564
\$60 per month increase (alleged by the candidate statement)	\$ 720

The authority of the Board to raise dues is controlled by the CC&Rs. The Board cannot adopt a budget which increases dues by more than 20% without a vote by the Membership (homeowners) approving that action. (See Section 8.6.4 of the CC&R's).

If the cost increase were what the candidate statement charges, it would be a cost of almost \$110,000 a year. Can any rational person believe the Verona Board would spend such a sum to monitor parking?

Our professional property manager and I as a fiduciary could not ethically have allowed such action and it did not occur to any Board member that the estimated annual cost would be interpreted as a monthly figure.

Diane Birchell, Treasurer

MAILBOXES & VIDEO SURVEILLANCE CAMERAS

As a reminder, you should pick up your mail daily to reduce mail theft. The Board will be reviewing the proposal to install cameras that photograph license plate numbers at the entrances and cameras at the mail kiosks. This item has been deferred until the next meeting.

PARKING RULES – NEW EFFECTIVE DATE: NOVEMBER 1st

The new Parking rules became effective August 1st. However, the delay of enforcement has moved to November 1st **to allow more time for the number of residents that have not picked up their permits**. The Association will have 1-2 more dates for pickup.

As a reminder the parking stickers will no longer be valid. Parking Permits will be issued upon receipt and verification of registered vehicles and may require a garage audit. The HOA will only need to check the registration to verify that the vehicle registration is registered to a homeowner and/or tenant that lives on site. Homeowners that lease their unit are responsible to be sure that the Association has current information of your tenants.

Also, please note that although the parking enforcement has moved to November 1st, all residents should have their garage cleared to allow the number of maxim vehicles the garage is designed to hold.

PARKING – GARAGE AUDIT

The garage audit has been postponed and will be rescheduled at a later date. Each resident will be required to have their garage open during the schedule time. 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.

GARBAGE SERVICE

As a reminder, each resident should have their own garbage service. Please do not use other resident's garbage cans unless permission is given by that resident.

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. There was no homeowner feedback since the last newsletter.

TREE MAINTENANCE

The Board approved the tree trimming maintenance at the September meeting. This maintenance will take care of trees that are hitting or over growing on the buildings and any trees that are a safety or priority issues as noted by the arborist.

ROOF PROJECT

The Board reviewed proposals for roof repairs based on the current inspection report by Roofworks. The Board approved to move forward with the repairs and anticipate starting the project in late October or early November. Notices will be distributed to the residents.

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.

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.