

VERONA VIEW
SEPTEMBER 2017

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BOARD OF DIRECTORS:

Rickey Juarez, President
Wayne Watari, Vice President

Diane Birchell, Financial Officer
Pam Boyer, 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 Annual and next regular Board meeting will be held on Wednesday, September 20, 2017. All homeowners are encouraged to attend.

The Annual Board Election and Annual meeting will be held on Wednesday September 20th. There are two positions up for re-election and five candidates on the ballot. Please be sure to turn in your ballot by 4:00 p.m. on September 20th at the HAS office.

MAILBOXES

The mailboxes have been compromised and mail theft may be an issue. It is the understanding that even though the mailboxes are locked and mail is being delivered, the key to the main lock has been compromised. Until the issue is resolved by the post office, residents should take their outgoing mail to the local post office or drop it off in the blue USPS box. You should also pick up your mail daily to reduce mail theft. The Board is currently looking into the cost to install cameras that photograph license plate numbers at the entrances and cameras at the mail kiosks.

PARKING RULES – NEW EFFECTIVE DATE: OCTOBER 1st

Everyone should have already received the new Parking Rules. The rules became effective August 1st. However, the delay of enforcement has moved to October 1st due to the delay in the parking permits. 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. All units will receive one visitor parking permit. The visitor permit will be mailed to the homeowner. The visitor permit you receive is assigned to your unit and should be transferred to the new owner or tenant. A copy of the parking rules are included in the newsletter and can also be found on the HOA's website.

Homeowners that are leasing their unit are responsible for their tenants and should retrieve the pass at the end of the lease. Please be sure the visitor permit is given to your tenant including a copy of the parking rules. Also as a reminder, please be sure that the Association has current information of your tenants. You will be responsible to assure your tenants have the permits.

Parking permits will be available for pick up on September 7th and 14th between 6:00 to 8:00 p.m. at the Clubhouse. Please be sure that you bring your vehicle registration at the time of pickup. 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.

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.

TREE MAINTENANCE

The Board will be reviewing the tree maintenance proposal at the September meeting. Once approved, the tree trimming will be scheduled. 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 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 for Board consideration at the September meeting.

VINES/PLANTS ON STUCCO

Homeowners who have vines or plants growing on the stucco walls of their homes are reminded to please remove them. This includes the plants growing on the inside of the stucco wall. These plants damage the integrity of the stucco, potentially causing serious maintenance issues in the future. The cost to repair or replace damaged stucco walls is expensive to the Association and these costs may be assessed to the homeowner.

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.

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 on the asphalt. 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.**