

VERONA VIEW  
MAY 2015

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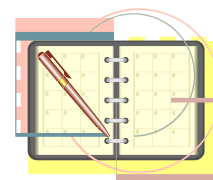
Rickey Juarez, President  
Diane Birchell, Financial Officer

BOARD OF DIRECTORS:  
Kent Rocca, Vice President

Marcos Meirelles, Secretary  
Ken Gwin, 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 17, 2015. All homeowners are encouraged to attend.



The Board is delighted to announce that it has appointed homeowner Ken Gwin to fill the remainder of the Board position vacated when Bob Plemmons moved away. Ken will serve for the remainder of the term, until the 2015 Annual Meeting, at which time he may run for a full term if he so chooses.



We are also very pleased to share that there were several candidates to consider for this position. All were very qualified and would make excellent Directors. It was very hard for the Board to make a selection.

We thank all the owners who came forward for their willingness to serve the Association and we sincerely hope that those owners who were not appointed this time will consider running for a Board position at the Annual Meeting this September.

Speaking of the Annual Meeting, it is almost upon us. The meeting will be held immediately before our regular Board business meeting on September 16<sup>th</sup>. Requests for candidates will be going out sometime in July and the Annual Meeting mailing, with ballots and other important material, will be mailed to all owners in early-to-mid August.

The Annual Meeting is the time when we elect homeowners to serve on the Board of Directors, hear reports from the Board on the activities of the past year, the plans for next year, and the condition of the Association's financial health. We also vote on two very important items: whether or not to purchase earthquake insurance for the community, and how to handle any unspent money we may have at the end of year.

Please think about running for a position on the Board and complete a candidate's nomination form when you get it. Also, be sure to vote when your ballot arrives! We really need everyone's participation to conduct these very important elections.

### WATER RESTRICTIONS

This seems to be the major topic of the year, and Verona is not exempt from water restrictions. Like all residents who live in Pleasanton, we must reduce our water consumption by 25% over our 2013 usage.



The Association has done some significant irrigation upgrades over the course of the last year and we continue to do more. We will be watering the landscaping only 2 times per week, so you will see some stressed lawn and shrubs areas, especially when the weather really heats up. We probably will not be replacing any plants that are dead or dying until sometime in the fall/winter, when the weather is cooler and we have more rain.

Please note that, per the City of Pleasanton, households that use 30 units or less in a two-month billing period will be exempt from both the 25% reduction mandates and any penalties. Check your water bills and see if you fall into the 30 units or less category.

**“NEIGHBOR-TO-NEIGHBOR” COMPLAINT POLICY:**

The Board has been working on a “Neighbor-to-Neighbor” Complaint Policy to help it, and our residents, better handle problems that come up between individuals. Things like barking dogs, loud noise, bouncing balls against someone else’s garage door, and so on, fall into this category.

The Board does not have the power to up to all of us to be considerate of one shoes, to stop a behavior that could be residents need to take some responsible before going to the Board with it.



make all of life’s annoyances go away. It is another, to put ourselves in someone else’s detrimental to others. This means that action to solve a problem themselves

The draft policy will be sent to the look it over carefully and let us know what feedback. Once we have reviewed all the comments received, the Board will make a decision on this policy.

membership for comment soon. Please you think about it. We are looking for your

**POOL/SPA NEWS**

Summer is finally here and our pool area is looking great. We just had the shower repaired and new fixtures installed.



Please remember to keep the spa cover on when the spa is not in use. This will help to keep the heat in and also reduce evaporation of the hot water.

We hope everyone has a chance to enjoy our pool this summer!

**GUTTER SEALING**

The gutter sealing is scheduled to begin around June 15 and will take about 4 weeks to complete. Don’t be surprised if you see people on ladders working on the gutters during this period.

Remember, not all of the gutters are being sealed. Only those that need it are being done.

**PARKING**

The Association receives a lot of complaints about parking. It conducts periodic parking inspection and cites vehicles that appear to be parked in violation of the Association’s parking rules. These inspections are done randomly.

**Remember:** All residents need to provide the management company the vehicle registration information every time they add or sell a vehicle. Tenants also need to register their vehicles with the management office. This can easily be done on the Association’s website: [www.veronatownhomes.com](http://www.veronatownhomes.com).

All residents are to park the maximum number of cars 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. Residents are only permitted to park their cars in an open space if they have more cars than the number of cars the garage 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 somehow – and an email to the management office is just fine.

The Board continues to work to develop a “parking sticker” program to help identify vehicles that belong in the development. More will be shared with you as the program is worked out. Please watch for it.

Be a good neighbor and follow the Association’s parking rules. This makes life much easier, and nicer, for everyone – including you!

**IMPORTANT REMINDER:** *Each homeowner needs to purchase his/her own insurance for their unit.* The Association’s policy does not cover anything inside your unit, including wall coverings, kitchen cabinets, carpets, flooring, etc. Please provide this disclosure to your private insurance agent to make sure you have the proper insurance coverage in case there is a problem.



One common problem is water damage from a broken or clogged toilet. The Association is not responsible for making interior repairs after a roof or gutter leak, either, so keep that in mind as well.

The Association’s insurance does not cover other common damages, so talk to your insurance professional and get the coverage you need. Don’t be sorry later – after you have a problem.

**Renters:** *We strongly urge each of you to carry “Renter’s Insurance” for your personal possessions.*

### **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.

### **PLEASE BE A “GOOD NEIGHBOR” AND DO YOUR PART**

The Association does not pay for anyone to clean up litter from the development. This means that each one of us needs to do his/her part to pick up litter when you see it and also to throw our own trash away in our trash containers. Please do not clean out your car by throwing your trash, cigarette butts, and other material onto the parking lot or landscaping.



We share walls and our noise travels much farther than we generally realize. Please keep your voices, music, TV, video games, etc. at a volume that does not carry to other properties. Also, do not bounce balls, or other items, against the walls – either inside or outside. The sound that is made by doing this is excessive and impacts the resident who shares the wall.



Do you have a pet...dog or cat? Remember, each pet owner is responsible for cleaning up after his/her pet when they are outside. This includes cats, too. Do not be “that person” who leaves their animal’s waste for others to deal with. And, if you are good and do bag the waste, please take it home with you and dispose of it properly. Do not leave the full bags around the complex for others to deal with – and the landscapers will not throw the bags away for you.

Finally, our weather is warming up and folks will be outside more often. The area outside the “footprint” of each unit is “common area” and we are not supposed to leave anything in the common area. This includes hoses. So, when you’re done with your watering (don’t forget to be mindful of water restrictions!), please store your hose out of sight.

## **VERONA WEBSITE**

The website is “under construction” and is being updated to make it more informative, easier to use, and a better resource for our membership. 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 register your vehicles right on the website. The website address is: [www.veronatownhomes.com](http://www.veronatownhomes.com).



It will take some weeks for the transformation to be completed, but you can still use it while the changes are underway. Keep checking the site to see the new look!

## **ASSOCIATION PARTY**

The Board is in the preliminary stages of planning a community gathering in the pool area. The tentative date is July 17<sup>th</sup> from 5-9 p.m. This is subject to change, but more information should be available after the June Board meeting.

Whenever it is, we hope all residents will join in the festivities!

## **CONTRATULATIONS TO ALL GRADUATES!!**

Whether you are graduating from pre-school or getting a PhD, it is a big deal to you – and a big deal to us! We wish you well in your future endeavors and congratulate you on reaching this important milestone.

