

**VERONA VIEW
JUNE 2015**

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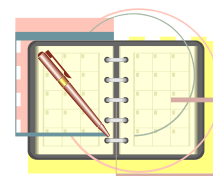
Rickey Juarez, President
Diane Birchell, Financial Officer

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, July 15, 2015. All homeowners are encouraged to attend.



Our Annual Meeting is coming up soon, and will be held immediately before our regular Board business meeting on September 16th. 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 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.



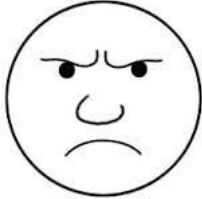
The Association has done some significant irrigation upgrades over the course of the last year and we continue to do more. We will be watering the landscaping only 2 times per week, so you will see some stressed lawn and shrubs areas, especially when the weather really heats up. We probably will not 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.

GUTTER SEALING

The gutter sealing began on 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 the gutters are being sealed, only those that need it are being done.

"NEIGHBOR-TO-NEIGHBOR" COMPLAINT POLICY:

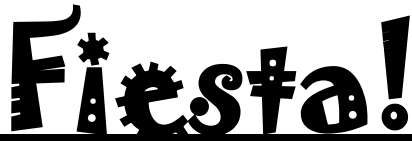


The Board has been working on a "Neighbor-to-Neighbor" Complaint Policy to help it, and our residents, better handle problems that come up between individuals. Things like barking dogs, loud noise, bouncing balls against someone else's garage door, and so on, fall into this category.

The Board does not have the power to make all of life's annoyances go away. It is up to all of us to be considerate of one another, to put ourselves in someone else's shoes, to stop a behavior that could be detrimental to others. This means that residents need to take some responsible action to solve a problem themselves before going to the Board with it.

The draft policy will be sent to the membership for comment soon. Please look it over carefully and let us know what you think about it. We are looking for your feedback. Once we have reviewed all the comments received, the Board will make a decision on this policy.

ASSOCIATION PARTY



The Board cordially invites all residents to the Association's "Fiesta Verona" to be held on July 17 from 5 to 9 pm in the pool area! There will be Country Barbecue and Middle Eastern fare, soft drinks and water. You are welcome to bring your own wine or beer in an appropriate container (no glass, please) if you would like. We hope everyone will be able to attend what promises to be a fun evening with neighbors, old friends and new friends! Please RSVP to 925-830-4848 or colleen@hoaservices.com by July 13th.

POOL/SPA NEWS

We hope everyone is enjoying the pool now that summer has finally arrived. 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.



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.

PARKING

The Board of Directors is working on a new Vehicle Sticker Program to help manage the parking issues in our community. Information will be sent soon to all homeowners explaining how the program will work. We ask that all owners provide their comments on this proposed program by the August 19th meeting



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.

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. 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.*

IRS RESOLUTION

The Internal Revenue Service has many rules regarding non-profit entities such as Verona HOA. A non-profit is supposed to collect from its members only enough money to pay for its obligations. If the members pay more than Verona needs, the HOA has to return to excess to the members. When the Board of Directors adopts the budget each year, the itemized expenses can only be estimates of what the Association will need for the coming year. A budget is by definition only an estimate because future costs are often unknowable. For instance, water rates can and are revised depending on such things as droughts.

So, some years the Verona as received more on dues than is has had to pay for its expenses and put aside for reserves. The HOA has to return the excess funds to the owners in one or two ways. Either give the money back to each owner or apply the excess to the budget for the following year. Verona owners have always approved applying the funds to the next year's budget because that helps keep our monthly dues as low as possible.

Verona homeowners have always approved this choice because we recognize it benefits us in two ways: it minimizes dues increases and it makes Verona an attractive place for prospective owners, thus increasing our property values.

Please – vote to continue this policy when you receive your ballot in August.



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.

Watch out for suspicious activities. If you see anything that doesn’t seem right, please call the Pleasanton Police Department at 925-931-5100.

Please remember to park your cars in your garage to its capacity. This leaves more available parking for our guests.

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.

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!



