

VERONA VIEW  
August 2016

Barbara Dawson, Property Manager  
Homeowner Association Services  
2266 Camino Ramon, San Ramon, CA 94583

Email: [bdawson@hoaservices.net](mailto:bdawson@hoaservices.net)  
Office: 925-830-4848  
Fax: 925-830-0252

Hacienda Security Number (24 hour paging voicemail system)  
Association Website: [www.veronatownhomes.com](http://www.veronatownhomes.com)

925-734-6520

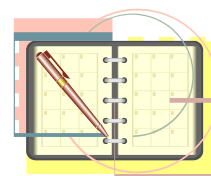
Rickey Juarez, President  
Diane Birchell, Financial Officer

BOARD OF DIRECTORS:  
Kent Rocca, Vice President

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, August 17, 2016. All homeowners are encouraged to attend.



# Fiesta Verona!

Please join us for a fun evening, Friday, August 12, from 5:00 to 9:00 pm at the Clubhouse. Enjoy great food and beverages, and the company of your Verona neighbors. Visit with your old friends and make some new friends at our Second Annual Fiesta Verona! Hope to see you there!

### GOVERNING DOCUMENT REVISION

The Board has been hard at work for at least the past year updating the Association's governments. It has been working with attorney Amy Tinetti, of Hughes Gill Cochrane PC, to bring the documents into compliance with current law and incorporate changes needed to reflect Verona's current situation.

The draft documents will be sent to all homeowners to review sometime in late August – early September. Please watch for this very important mailing and read through the documents, marking your questions and concerns.

There will be time allocated during the Annual Meeting on September 21<sup>st</sup> to discuss the proposed documents with Amy Tinetti.

This will be your opportunity to ask questions and share your opinions about these documents. It is VERY IMPORTANT that as many owners as possible attend the Annual Meeting and participate in this presentation and Q&A.

More information will be included in the mailing you receive with your draft documents and voting material prior to the Annual Meeting.

## **ANNUAL MEETING**

The Annual Meeting will be held on Wednesday, September 21, 2-16, 6:00 pm at the Clubhouse. This year, the Association's attorney will be present to discuss the revised governing documents that all owners will soon be asked to vote on.

Nominations to the Board of Directors are currently going on. The deadline is August 10, 2016. We hope all owners who are on the deed, current in their dues, and not in violation of the governing documents will consider running for a position on the Board. There are three positions up for election this year.

More information on the Annual Meeting will be sent in mid-August.

## **RECYCLED WATER**

The City tells us that it will probably be at least another 30 days before the reclaimed water system is hooked up and tested. Please watch for information on this from the City as each unit's hook-up will need to be tested. If you have any questions about the testing process **after you receive the information from the City**, please contact Jacklyn Cordes, Water Conservation Technician with the City of Pleasanton, 925-931-5515. She is out in the field conducting tests during the day, but will return your call, probably the next business day.

PLEASE NOTE: Per the City, the fire sprinkler system is a completely different system and will continue to use the potable (drinking) water it has always used. There is no change to that system at all.

Only the irrigation system will be using the recycled water. Nothing else.

**If you want more information on the City's Recycled Water program, please go to the City of Pleasanton's website at [http://www.cityofpleasantonca.gov/gov/depts/os/env/purple\\_pipes\\_project.asp](http://www.cityofpleasantonca.gov/gov/depts/os/env/purple_pipes_project.asp). Information on recycled water can also be found on the Dublin San Ramon Service District's website <http://www.dsrsd.com/do-business-with-us/recycled-water-use/guidelines-and-requirements>.**

## **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 can also register your vehicles right on the website. The website address is: [www.veronatownhomes.com](http://www.veronatownhomes.com).

## **COMMON AREA**

Potted plants, yard statuary and decorations all add to the beauty and character of our community. But please remember that all personal items must be kept on your own front steps and porch, not on the walkways or in the common area gardens.



## **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.

## PARKING

Our parking is extremely limited, so do your part to allow a visitor to have a place to park by parking your cars in compliance with the parking rules.



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. 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.

## 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.

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. 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.

If you see anything suspicious in the neighborhood, please call the Pleasanton Police Department at 925-931-5100.

Also, **PLEASE SLOW D-O-W-N** when driving into or around the Association. Lots of people are outside enjoying the warm weather and are playing or walking on our streets.

## OUR WILD NEIGHBORS

Some of our homeowners have reported seeing foxes, and other wild animals, in and around the community and, in some cases, in their yards. While it can be fun to see them, it's good to remember not to do anything to encourage them to come into our yards. Please don't leave food scraps outside and remember to bring pet food and water dishes in at night. Be cautious when walking at night, and always remember, wild animals are just that, wild. Admire them from a distance.

