

VERONA VIEW
DECEMBER 2017

Rosie Rivera, Property Manager
Homeowner Association Services
2266 Camino Ramon, San Ramon, CA 94583 Fax: 925-830-0252

Email: rrivera@hoaservices.net
Office: 925-830-4848 x26

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

925-734-6520

Rickey Juarez, President
Wayne Watari, Vice President

BOARD OF DIRECTORS:
Diane Birchell, Financial Officer
Don Clark, Secretary

Joe McAdams, Director

BOARD NEWS AND MEETING DATE

The Board meets on the third Wednesday of each month (with the exception of December) at 6:00 p.m. in the Association clubhouse. The next Board meeting is scheduled for Wednesday, January 17, 2018. All homeowners are encouraged to attend.

2018 DUES

The Board voted 4-1 to approve the budget for the 2018 fiscal year. Beginning January 1, 2018 the monthly assessment would be go from \$235 to \$265; an increase of \$30. The purpose of the increase is to continue maintaining the reserve funding and the increase of the day to day operations of the Association. This included the need to increase the funding for landscape grounds maintenance and to account for the parking patrol.

PATIO TREES AND SHRUBS

During the tree pruning, it was observed that there are a number of residents that have trees and shrubs in their patio area that need trimming and landscape growing on the walls and fences that need to be removed. If you have trees that are hanging over the fences and close to the buildings and exterior plants that are growing on the walls and fence of the inside of your patio, please have them removed and trimmed back away from the walls. The Association will be issuing violation notices in order to maintain compliance.

GUTTER CLEANING

The annual gutter cleaning is scheduled from January 1st through January 19th, weather pending. It will take about 2-3 weeks to get through the entire community. Residents are reminded to cover or remove any furniture or personal items from the outside.

HOLIDAY DECORATIONS

We look forward to all the festive lights that will adorn our community this year. Please remember that the Board requests your exterior holiday lights and decorations be removed from your home no later than 15 days from the specific holiday. We appreciate all the hard work that goes into making your homes look festive for the holidays and thank you in advance for the less enjoyable task of removing all those decorations.

ROOF PROJECT

The Roof project is currently in progress and moving along. There was a slight delay due to the weather. If you have any roofing issues, please contact HAS immediately.

MAILBOXES & VIDEO SURVEILLANCE CAMERAS

As a reminder, you should pick up your mail daily to reduce mail theft. The Board deferred the installation of cameras that photograph license plate numbers at the entrances and cameras at the mail kiosks due to the high costs.

HOLIDAY CRIME PREVENTION

The holiday season is a time for crimes of opportunity. Criminals look for distracted, easy targets. Here are some tips and reminders:

While shopping

- Don't walk and text or use your phone. Don't be distracted!
- Don't leave packages in plain view in your vehicle—put them in your trunk, before you get to your location, even if you know it's an empty bag or nothing of value. Thieves don't know what's inside.
- If you will not be home for deliveries, have your items delivered to a neighbor who will be home or to your office.
- Always keep your purse and belonging tucked tightly under your arm, or don't carry one at all. Put your money and only necessary cards in your front pants pocket where it's harder for a bad guy to get at it.
- Don't park in secluded or dark areas of the parking lot. Always have your keys out and ready.

While traveling

- Get an automatic timer for the lights in your home.
- Ask a neighbor to watch your home.
- Have a neighbor or family member pick up newspaper and mail deliveries.
- Turn on lights and a radio or TV so it looks and sounds like somebody is home.
- Lock doors and windows even if you leave for just a few minutes.
- Don't display gifts where they can be seen from the outside.
- Don't forget to set your alarm every time you leave.

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.

DOG RUN SUGGESTIONS, COMMENTS AND FEEDBACK

The Board received a few comments and feedback about having a dog run in the community. This item has been deferred at this time.

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 & COMMUNICATION

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.