

**VERONA VIEW**  
February 2016

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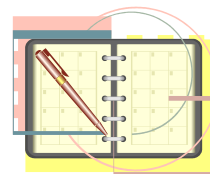
**Rickey Juarez, President**  
**Diane Birchell, Financial Officer**

**BOARD OF DIRECTORS:**  
**Kent Rocca, Vice President**

**Marcos Meirelles, Secretary**  
**Vacant, 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, March 16, 2016. All homeowners are encouraged to attend.



### **NEW BOARD MEMBER**

We are sad to say farewell to Board member Ken Gwin, who recently moved away. We are, however, very pleased to welcome homeowner Don Clark to the Board. Don has agreed to fill the remainder of Ken's term. Welcome – and thank you, Don!

### **PARKING**

The new parking stickers have been mailed to all residents in Verona who have registered their cars with the Association and the sticker program will be enforced starting on February 15th. From that date on, any car parked in Verona that does not display a parking permit sticker is subject to being cited. If you have not already registered your car, please do so as soon as possible, and don't forget to register any newly purchased vehicles. Also, please let the management office know as soon as possible if you get rid of a vehicle so they can retire that permit sticker number.

Remember that 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 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.

### **BUDGET**

We are pleased to announce that our 2016 dues will remain the same as the 2015 dues. Be sure to open and read the important financial information in the large 2016 Budget package. This package was sent out sometime in November. Your new reserve study is included in that package of information, along with other very important association documents.

### **NEW CLUBHOUSE RENTAL RULES**

We would like to thank those of you who shared your comments on the proposed clubhouse rental rules changes. There were no comments that indicated there were objections to the proposed rules. The Board voted to approve the Clubhouse Rental Rules changes. A copy of those new rules is enclosed with this newsletter.

## **GUTTER CLEANING**

The annual gutter cleaning started right after the first of the year, but has been delayed by storms. Homeowners whose gutters were cleaned before the storms have been very happy with the results. The workers have been working as much as possible between storms, so if your gutters are still waiting to be cleaned, don't worry, they'll get to them.



## **CHECK YOUR DRAINS**

The rain has arrived and it's important to keep the drains around your home clear. Please be sure to check your patio drain or, if you live in an upstairs unit, your balcony drains, to make sure they are clear of any debris. If you have a Plan 2, 3 or 4 unit, you need to be aware there are ground drains in your back yard that channel water under the house and into the street. These drains can become clogged with mud and other debris, and sometimes homeowners cover these drains, not realizing they are there. If you have a Plan 2, 3 or 4 unit and notice ponding in the backyard, it probably means the ground drains have become clogged. The maintenance of these drains is the responsibility of the homeowner, not the Association, so keep an eye on them.

## **IMPORTANT REMINDER: EACH HOMEOWNER NEEDS TO PURCHASE HIS/HER OWN INSURANCE FOR THEIR UNIT.**

The Association's insurance 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.

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 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.

## **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).

## **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.



### **SLOW DOWN!**

Please remember when driving through our neighborhood to go the speed limit, and also, please remind your guests to follow the speed limit law. Let's keep our streets safe for everyone.