

VERONA VIEW
July 2016

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

Email: bdawson@hoaservices.net
Office: 925-830-4848
Fax: 925-830-0252

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

925-734-6520

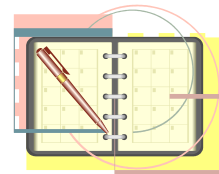
Rickey Juarez, President
Diane Birchell, Financial Officer

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, July 20, 2016. All homeowners are encouraged to attend.



BOARD CANDIDATES

The Annual Meeting will be held on Wednesday, September 21st and it's time to start thinking about candidates for the Board of Directors. There will be three openings on the Board of Directors this year and we need homeowners to step up and be willing to run for one of these positions. Any homeowner who is on the deed to the property and in "good standing" with the Association (current in their dues and not in violation) is qualified to run for the Board. If this describes you, we encourage you to consider running for the Board and participating in the decision making process for our community. And, if you are concerned that serving on the Board will require you to take the minutes or prepare the financial statements, fear not! Those types of tasks are handled by the management company. The Board's primary responsibility is to make decisions for the good of the community, not handle the day-to-day matters. A separate "Request for Candidates" will be sent to all owners in July. Please consider volunteering to serve your community as a Verona at Hacienda Board Member.

DID YOU KNOW...?

Many homeowners who pay their Association fees using an on-line banking system through their personal bank contact the management company because they received a late fee when their bank tells them they have made the payment sometime between the 18th – 23rd of the month – in what they think is plenty of time to be received by the 25th. Their bank statement shows that the funds were removed from their account on the day the payment was

made, but the payment isn't posted by the management company until a week or so later. What's the deal here?

What most people don't realize is that paying by on-line banking is NOT an "electronic transfer" of funds and the funds are not received by the entity that is being paid on the same day the bank shows the payment is taken out of the homeowner's account. With on-line banking, the bank does withdraw the funds from the owner's account on the day it was instructed to do so BUT it then sends an instruction to have an actual paper check printed and then mailed to the bank. This can take a week, or even longer, to happen.



If you use on-line banking to pay your Association fees, you need to add this time into your processing time. We would recommend that you have the funds taken out no later than the 15th of the month (or sooner!) to have enough time to have the paper check printed out, mailed and then received by the Association's bank by the 25th.

POOL OPEN

The pool is open for the season. Be sure to bring your new pool key so you can get into the pool area. If you don't have one yet, please contact the management company to make arrangements to come in and sign for your new key. Only 1 key per household.



Do not let anyone in the pool who does not have his/her pool key with them. All residents should have a pool key. If you forget yours, the complex is not so large that you cannot easily go back to your unit and get your key. Come prepared!

RECYCLED WATER

The City tells us that it will probably be at least another 60 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. Information on recycled water can also be found on the Dublin San Ramon Service District's website <http://www.dsrds.com/do-business-with-us/recycled-water-use/guidelines-and-requirements>.

PARKING

Summer time is here, and with it, friends and guests who come to visit. 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.

ANNUAL MAINTENANCE

Just a friendly reminder that now is the time to perform the annual maintenance on your individual fire sprinkler system. Taking the time now to check over the system and make sure that everything works properly will help protect your home and provide you with peace of mind.

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.



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.

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.

OUR WILD NEIGHBORS

Some of our homeowners have reported seeing foxes and their families, 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.