

VERONA VIEW  
June 2016

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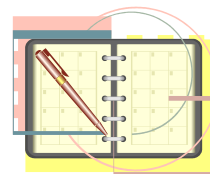
Rickey Juarez, President  
Diane Birchell, Financial Officer

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, June 15, 2016. All homeowners are encouraged to attend.



### 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 18<sup>th</sup> – 23<sup>rd</sup> of the month – in what they think is plenty of time to be received by the 25<sup>th</sup>. 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 15<sup>th</sup> 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 25<sup>th</sup>.

### 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 Association has not yet received word when the recycled water will be officially be set up for use in our association. Once the City has completed all the hookups, it will be checking each unit to make sure that the “drinking water” we use in our home for our personal use has not been impacted by this change.

These tests will be performed by the City of Pleasanton, not the Association, so the management company is not involved in any of the logistics of these tests. 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.drsrd.com/do-business-with-us/recycled-water-use/guidelines-and-requirements>.**

## **PARKING**

Summer time is just around the corner 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 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.

## **BOARD CANDIDATES**

The Annual Meeting will be held on Wednesday, September 21<sup>st</sup> 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.

It is a great way to learn more about how the Association runs and to have a say in the decisions that are made. Please consider serving!

## **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.



## **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.

## **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](http://www.veronatownhomes.com).

