

VERONA VIEW
May 2016

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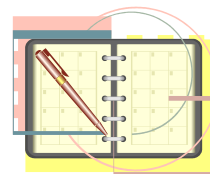
Rickey Juarez, President
Diane Birchell, Financial Officer

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, May 18, 2016. All homeowners are encouraged to attend.



THANK YOU TO OUR VOLUNTEERS

Thank you to the volunteers who stepped up to test the pool water on a daily basis. There is a new requirement from the Health Dept. that all pool/spa water chemicals must be tested every day, and it must be done by a person, not automated equipment. Without these volunteers we would not have been able to open the pool for the season this month. It just shows that, when something is important, people come forward to make it happen.

POOL OPENING



The pool opened on Saturday, April 23 and we hope that everyone gets to enjoy it this spring. Please remember to be safe around the pool, and remind your children and other family members about the pool rules. If you did not pick up your new pool key during the weekend of April 15 and 16, you can pick up your key at the management office. The management office is open Mon.-Thurs. 8:00 am to 5:00 pm and Fri. 8:00 am to 4:00 pm. It is closed daily from 12 noon to 1:00 pm for lunch.

The pool rules are included at the end of this newsletter. Please take the time to review them with every person in your family. Keep them handy so you can refer to them frequently.

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.

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



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.



RECYCLED WATER

The City of Pleasanton is bringing recycled water into the Hacienda Business Park, including into Verona. The “purple pipes” have been installed by the City’s contractor, Ranger Pipelines, and the work is currently underway. We still need to get the Association’s irrigation backflows hooked up to the recycled water system before we can take advantage of that water source. The City is telling us that this won’t happen for 2-3 months. We will then begin irrigating the landscape with strictly recycled water, which is not on the same water restrictions as the “drinking water” we have been using for irrigation in the past.

When recycled water is brought to a community, that community is now required to use it. It is not optional.

Once the reclaimed water system has been completely connected to our irrigation system, **the City 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.** We do not yet know when the testing will begin, so please watch for specific information on that test and what each homeowner needs to do as part of the test.

These tests are being 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. Information on recycled water can also be found on the Dublin San Ramon Service District’s website <http://www.dsrdsd.com/do-business-with-us/recycled-water-use/guidelines-and-requirements>.

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 is being enforced. ***All resident’s cars parked in Verona must now display the parking sticker that has been assigned to the specific vehicle.*** 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.

A parking inspection will be conducted very soon – so don't get cited. Put your parking sticker on the car it has been assigned to now!

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.

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.

RENTAL RESTRICTIONS

Verona has restrictions on how many units can be rentals at any one time. If you are thinking about renting out your unit, be sure you first contact the management office to get an application and see if there is room on the rental list. Renting your unit without approval results in fines of \$500.00 per month, so don't forget to get the necessary approval.



VERONA AT HACIENDA POOL RULES

These rules and regulations govern the entire area enclosed within the fenced area, including the pool, spa (hot tub), clubhouse and restrooms. They are for the health, safety and well-being of everyone. These rules and regulations are minimum standards - everyone should use common sense to preserve the safety of all of us who use the pool.

A. SAFETY:

1. This is our private pool. No lifeguard is on duty: members and guests swim at their own risk.
2. Glass containers are not allowed in the pool area to avoid injuries from breakage.
3. No diving into the pool. The pool is too shallow for that to be safe.
4. No running, tossing or pushing of others from the pool edge; no horseplay is permitted in the pool area.
5. No bicycles, roller skates, skateboards or any motorized vehicles permitted in the pool area.
6. NO SMOKING at any time within the fenced area, clubhouse and restrooms.
7. Caution children against playing with drains, skimmers or other equipment.
8. No Styrofoam devices, inflatable toys or mattresses are allowed in the pool, with the exception of infant safety flotation devices.

B. SPA CAUTIONS

1. Elderly persons, pregnant women, infants and those with health conditions requiring medical care should consult with a physician before entering the spa.
2. Unsupervised use by children under the age of 14 is prohibited.
3. Hot water immersion while under the influence of alcohol, narcotics, drugs or medicines may lead to serious consequences and is not recommended.
4. Do not use alone.
5. Long exposure may result in hyperthermia, nausea, dizziness or fainting.

C. ELIGIBILITY AND HOURS:

1. The pool and spa are open during the summer months, and the pool is closed and unheated during the winter months. The Board of Directors may, at its discretion, keep the spa open and heated during the winter months. This will be reviewed on a month-to-month basis by the Board and is subject to change without notice.

When open, the Pool/Spa hours are: Sunday – Thursday 7:00 am to 10:00 pm, Friday – Saturday 7:00 am to 11:00 pm.

2. Only residents and a maximum of two guests per household, escorted by residents, are allowed in the pool area.

(a) Residents using the pool and/or spa in the evening must be careful not to disturb those residents who live in the vicinity of the pool.

(b) Residents using the pool and/or spa recognize the size limitations of the pool and that their neighbors' enjoyment of the communal facilities must be taken into account.

3. Members are responsible for the conduct of their guests and must see that the Rules are obeyed.

4. State law requires that children under 14 must be accompanied by an adult 18 years or older at all times. This adult must closely and continuously supervise them when they are in the pool or spa.

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D. SANITATION:

1. Animals are not allowed in the pool area.
2. Swimming suits must be worn, no cut offs allowed.
3. Food may be brought into the pool area in unbreakable containers. Anyone who brings food is responsible for seeing that all garbage and litter is properly disposed of and the area is completely cleaned before leaving.
4. Any person having any sores, inflammation of the eyes or nose or any communicable disease is prohibited from use of the pool area.
5. Suntan oils, creams, lotions and perspiration cause staining of the pool, scum and filter problems. Please shower before entering the pool.
6. Infants must wear proper leak proof swim diapers when in the pool.

E. GENERAL:

1. The Association assumes no liability for any personal injury, loss of property, or damage to property
2. Anyone who disregards pool rules will be restricted from pool use as determined by your Board of Directors.
3. Each owner is issued one key for the pool gates. Replacement keys can be picked up at the management office for a fee. Please contact them for the latest amount.
4. The gates must remain locked at all times.
5. Please keep the pool area tidy so that everyone may enjoy it.
6. If you are aware of any problems, please speak up. This is your pool.