

VERONA VIEW
November 2016

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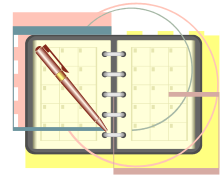
Rickey Juarez, President
Diane Birchell, Financial Officer

BOARD OF DIRECTORS:
Kent Rocca, Vice President

Marcos Meirelles, Secretary
Don Clark, Director

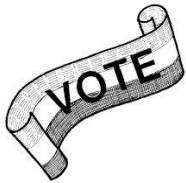
BOARD NEWS AND MEETING DATE

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, November 16, 2016. All homeowners are encouraged to attend.



GOVERNING DOCUMENT REVISION – NEW BALLOT DEADLINE

The Inspector of Election did not receive enough ballots by the October, 19, 2016 deadline to open and count the ballots that have been received. Therefore, the Inspector of Election has extended that date and the ballots will be opened at the November 16, 2016 Board of Directors meeting, assuming the required number have been received. We need a minimum of 78 “Yes” votes to adopt the draft documents. New ballots have been sent to the owners who have not yet returned ballots. If you got one, please vote and return your ballot ASAP. Because we have already copied the proposed documents and mailed them to all owners, which is **extremely expensive**, and there are almost 100 owners who have not yet voted, we have not mailed another set with these ballots. Owners can readily review the documents on the Association’s website.



Have you sent in your ballot for the election about changing the Verona governing documents? If you haven't, please take five minutes and do it now.

The Board of Directors has spent a lot of time with an attorney to make the documents easier to understand as well as conform to new statutes passed by the California state legislature. If the new documents are approved, they will give owners who care enough to vote greater control over what can be done to keep our community a place we enjoy living in.

Do your part - vote.

BUDGET

We are pleased to announce that our 2017 dues will remain the same as the 2016 dues. Be sure to open and read the important financial information in the large 2017 Budget package. This package will be sent out some time in November.

GUTTER CLEANING

The Board has approved the annual gutter cleaning proposal. As usual, this work will be done in January, after the leaves fall. If you have gutter issues before then, please notify the management company.



HOLIDAY DECORATIONS

The holidays are almost here and decorations will be going up soon. Please remember, all decorations are to be removed no later than 15 days after the specific holiday.

PEDESTRIANS VS. WHEELS



PLEASE SLOW D-O-W-N when driving into or around the Association. Daylight Savings time is ending soon, the days are growing shorter and it can be very difficult to see people out in the twilight hours. In a few days the zombies, fairy princesses and ninja turtles will be sharing the streets and sidewalks with you on Halloween. Please do not ride bikes,

skateboards and scooters on the sidewalks. Sidewalks are for pedestrians and it can be very difficult to slow down in time to avoid hitting that skeleton strolling on the same sidewalk as you.



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 also register your vehicles on the website. The website address is: www.veronatownhomes.com.

RECYCLED WATER

The City recently conducted a water test of the "purple pipes", which required the water to be turned off for several hours one morning. The test results are being sent, along with our application to use reclaimed water, to the appropriate government agency. It may be several more months before a decision is made on our application, but least there is some activity.

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>.

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.

PARKING

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.

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.

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. One common problem is water damage from a clogged or broken toilet, and the association is not responsible for interior repairs after a roof or gutter leak either, so keep that in mind.

Talk to your insurance professional and get the coverage you need. Don't get caught unprepared!