

VERONA VIEW  
December 2016

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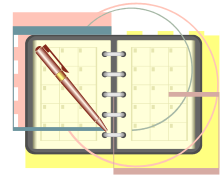
Rickey Juarez, President  
Diane Birchell, Financial Officer

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, January 18, 2017. All homeowners are encouraged to attend.



### GOVERNING DOCUMENT REVISION



The Inspector of Election regrets that it still had not received enough ballots by November 16, 2016 to open and count the ballots that had been returned. Therefore, ballots have been sent again to all homeowners who have still not voted and the Board of Directors has extended the deadline for voting to Wednesday, January 18, 2017. If there are enough ballots returned by that date, the ballots will be opened at the January 18, 2017 Board of Director meeting. We need a minimum of 78 "Yes" votes to adopt the draft documents.

The Board has been hard at work with Amy Tinetti, the Association's attorney, for at least the past year updating the Association's documents to bring them into compliance with current law and incorporate changes needed to reflect Verona's current situation. The drafts of the proposed documents were sent to all homeowners prior to the Annual Meeting in a special, separate, mailing. They are also available on the Association's website.

If you have questions about the governing documents revisions, please call the management office.

*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**.*

### PARKING

Having guests? Your guests should park in the open spaces and your vehicles should be parked in the garage to its capacity.

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.

### **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 was sent out in November and also includes other very important association documents.

### **GUTTER CLEANING**

Gutter cleaning will begin on January 2, 2017, weather permitting, after the leaves are done falling. It usually takes several weeks to get through the entire development, so be patient, the crew will get everyone's unit done.

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

### **RECYCLED WATER**

We are still waiting for the City to finish the process necessary for us to begin using reclaimed water. 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

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.dsrsd.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.

### **PEDESTRIANS VS. WHEELS**



PLEASE SLOW D-O-W-N when driving into or around the Association. Daylight Savings Time has ended and the days are short, and the evenings are very dark. Use caution when walking in the evenings, especially when crossing streets. And drivers, watch out for cyclists and skaters. Also, 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 someone strolling on the same sidewalk where you are racing your bike or skateboard.



### **HOLIDAY DECORATIONS**

The holidays are here and the decorations are going up all over the neighborhood. Remember, all decorations are to be removed no later than 15 days from the specific holiday.

