

VERONA VIEW
September 2016

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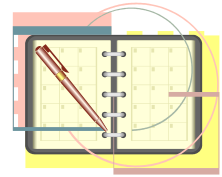
Rickey Juarez, President
Diane Birchell, Financial Officer

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 immediately following the Annual Meeting on Wednesday, September 21, 2016. All homeowners are encouraged to attend.



ANNUAL MEETING



The Annual Meeting was held on Wednesday, September 21, 2016, 6:00 pm at the Clubhouse. Our thanks to everyone who sent in their ballot and also to all who attended this important meeting. This year, the Association's attorney was present to discuss the revised governing documents that all owners will soon be asked to vote on.

This year we have 4 homeowners running for 3 open positions. Ballots were sent to all homeowners last week. Owners are also being asked to vote on the purchase of Earthquake Insurance and the Annual Tax Resolution. We need to have at least 78 ballots returned.

GOVERNING DOCUMENT REVISION

As previously announced, we are also using this opportunity at the Annual Meeting to have a special "Discussion/Q&A Period" with the Association's attorney to discuss the draft governing documents (Articles of Incorporation, Bylaws, and the all-important CC&R's) that the Board has been working on for over a year. The drafts of the proposed documents were sent to all homeowners prior to the Annual Meeting in a special, separate, mailing. The Board has been hard at work for at least the past year updating the Association's governments. It has been working with attorney Amy Tinetti, of Hughes Gill Cochrane PC, to bring the documents into compliance with current law and incorporate changes needed to reflect Verona's current situation.

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 tells us that it will probably be at least another 30 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.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



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. 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 running into someone strolling on the same sidewalk you are racing down on your bike or skateboard.

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. 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.