

**VERONA VIEW
MAY 2018**

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BOARD OF DIRECTORS

Rickey Juarez, President
Wayne Watari, Vice President

Diane Birchell, Financial Officer
Don Clark, Secretary

Joe McAdams, Director

BOARD NEWS AND MEETING DATE

The Board meets on the third Wednesday of each month (with the exception of December) at 6:00 p.m. in the Association clubhouse. The next Board meeting is scheduled for Wednesday, May 16, 2018. All homeowners are encouraged to attend.

PARKING PERMIT DISPLAY & ENFORCEMENT

All parking permits must be displayed. Any vehicle without a permit will be towed without notice at the expense of the vehicle owner. As a reminder, residents that do not require a permit, you are still required to register your vehicle which includes providing a valid DMV registration that shows both the resident and property address. If you have any questions or have received a notice, please contact HAS immediately to resolve the issue.

A resident using a visitor pass is prohibited. Misuse of the visitor permits or resident permits will result in a hearing, fine and the possibility of your vehicle being towed.

AUTO PAYMENT

There are a number of homeowners that have not updated their auto payment with their bank. If you have ACH set up through Union Bank, you will not need to make the change; it will be done for you. Homeowner that set up auto pay through their bank must update their monthly payment to reflect the 2018 monthly assessment of \$265. Please review your statement to see if there are any outstanding balances on your account. If there are any discrepancies, please contact the HOA immediately, to resolve the issue or in most cases, adjust your auto pay and clear any outstanding balances.

PESTS AND PETS

It's that time of the year when snake may be more visible. Pests such as specific species of snakes are good for the community. It eats the rodents. Also, as a reminder that leaving bait stations for rodent are prohibited and against the law to place these bait stations in the common areas. This may kill or sicken pets and children & adults

Pet owners are reminded to pick up after your pet. Please be sure to pick up your pet waste and dispose properly in your trash.

MAILBOXES

As a reminder, you should pick up your mail daily to reduce mail theft.

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. 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.

POOL OPENING DATE & RULES

The pool is scheduled to open on April 28th. If you need a pool key, the cost is \$25. There is one key per unit. Please remember to abide by the pool rules and remind your family members and guests to follow those rules as well. Here are those rules, as a reminder:

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 wellbeing 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.

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.

The Pool/Spa hours are:

Sunday – Thursday 7:00 a.m. to 10:00 p.m.
Friday – Saturday 7:00 a.m. to 11:00 p.m.

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.

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.
5. Long exposure may result in hyperthermia, nausea, dizziness or fainting.
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.

EXTERIOR/INTERIOR REPAIRS – ARCHITECTURAL APPLICATION APPROVAL

Please be reminded that the Association's CC&R's require all homeowners to submit an architectural approval application – and get written approval for that project – BEFORE making any change to their property. This includes interior projects, such as kitchen remodels.

You must also obtain written approval before having a satellite dish installed at your home. (Don't forget that you also need to have the dish removed when you sell your home.) Please contact the management company if you have any questions regarding your project, or if you need a form. The forms are also readily available on the Association's website.

COMMON AREA

Please remember that all personal items, such as garden statues, potted plants and seasonal flags or signs including security such as ADT, must be kept on your front porch. The walkways and garden areas adjacent to your front entry are common areas and no personal items are allowed there.

HELP KEEP OUR COMMUNITY CLEAN

Clean up trash in common areas and parking lots. Please put any trash from your car into your trash container.

VERONA WEBSITE & COMMUNICATION

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. The website address is: www.veronatownhomes.com.

You may also receive email alerts as well as opting out from receiving mail. You can do so by HOA by logging on to www.hoaservices.net or request a form from Management. You will need your account number and property address to change your settings of communication. This will also save costs to the HOA for printing and postage. This log in is separate from the HOA's website.