

**VERONA VIEW  
DECEMBER 2018**

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Association Website: [www.veronatownhomes.com](http://www.veronatownhomes.com)**

**925-734-6520**

**BOARD OF DIRECTORS**

**Rickey Juarez, President  
Srinivas Kumar, Vice President**

**Madhav Kondle, Secretary  
Candice Mateo, Director**

**Joe McAdams, Treasurer**

**BOARD 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. However, the November meeting has been rescheduled and therefore a meeting will be held in December on Wednesday, December 12, 2018. All homeowners are encouraged to attend.

**2019 BUDGET AND RESERVE STUDY**

The Board approved the budget for the 2019 fiscal year. Effective January 1, 2019, the monthly assessment will be \$280; an increase of \$15. The primary purpose of the increase is due to the cost of the Earthquake Insurance and Landscape Maintenance (enhancements, irrigation and tree maintenance).

The Association's preliminary reserve study indicates that the Association is estimated at 49% funded for the 2019 year. Once the Board reviews and approves the reserve study at the December 12th meeting, it will be posted on the Association's website and available to the members for distribution.

**HOLIDAY DECORATIONS AND LIGHTS**

We look forward to all the festive lights that will adorn our community this year. Please remember that the Board requests your exterior holiday lights and decorations do not penetrate the exterior of the building and the decorations be removed from your home by January 31, 2019. We appreciate all the hard work that goes into making your homes look festive for the holidays and thank you in advance for the less enjoyable task of removing all those decorations by the end of January.

**HOLIDAY CRIME PREVENTION TIPS**

The holiday season is a time for crimes of opportunity. Criminals look for the distracted, easy targets. Keep these tips in mind this season:

**Holiday Shopping**

- Do not walk and text or use your phone, cell phone/smart phone thefts are EASY. It is important to watch where you are going and be aware of your surroundings.
- Don't be distracted! If you are distracted; you won't see them coming to take your possessions.
- Don't leave packages in plain view in your vehicle – put them in your trunk, before you get to your location, or cover them in an SUV or minivan with a towel or blanket the same color as your interior.
- If you will not be home for deliveries, have your items delivered to a neighbor who will be home or to your office.
- Hold on to your money: Always carry your purse tucked tightly under your arm, or don't carry one at all. Put your money and only necessary cards in your front pants pocket where it is harder for a bad guy to get at it.

- Don't park in secluded or dark areas of the parking lot. Always have your keys out and ready.
- Try not to be the last to leave the store. Leave when the stores are still open and there are plenty of other shoppers in the parking lot.
- Shopping with kids? Teach them to go to a store clerk or security guard if you get separated.
- When you are home, remember this home safety reminder: Approximately 50% of all burglars enter the house via unlocked or open doors and/or windows. Keep all doors, including your garage door, closed and locked.
- Don't display gifts where they can be seen from outside.

#### Holiday Travel (full article on page 2)

- Get an automatic timer for the lights in your home.
- Ask a neighbor to watch your home and perhaps park a vehicle in your driveway.
- Have a neighbor or family member pickup newspaper and mail deliveries. WHEN YOU ARE

#### Out for the Evening

- Turn on lights and a radio or TV so it looks and sounds like somebody is home.
- Lock doors and windows even if you leave for just a few minutes.
- Don't display gifts where they can be seen from the outside.
- Don't forget to set your alarm every time you leave.

#### **OUTDOOR LIGHTING**

If you see any lights that are out, please contact Management to have it repaired. Also, residents should leave on their porch lights to help increase lighting within the community.

#### **PETS**

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. Also, please do not leave pet food and water outside, this attracts unwanted pests including raccoons, skunks, etc.

### **All parking permits must be displayed at all times including weekends 24 hours a day, seven days a week.**

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. The cost for a replacement permit for both resident and visitor is \$25.

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

You may also receive email alerts as well as opting out from receiving mail. You can do so by logging on to [www.hoaservices.net](http://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.