

Verona View

Verona at Hacienda Owners' Association Board of Directors

President – Rickey Juarez
Vice President – Srinivas Kumar
Treasurer – Joe McAdams
Secretary – Madhav Kondle
Director at Large – Candice Mateo

Meeting Information

The Board Meetings are held monthly at 7:00 p.m. in the Clubhouse. The next Board meeting will be held on April 17, 2019.

Management Team

Homeowner Association Services (HAS)
2266 Camino Ramon
San Ramon, CA 94583
Office: 925-830-4848
Fax: 925-830-0252

Rosie Rivera, CCAM – Ext. 26
Association Manger
rrivera@hoaservices.net

Debi Schwartz – Ext. 24
Administrative Assistant
debi@hoaservices.net

Beth Manansala – x34
Architctural Submissions
beth@hoaservices.net

Jennifer Bouchard – Ext. 18
Accounting (Assessments)
jennifer@hoaservices.net

Hacienda Security

24 hour Paging voicemail system
925-734-6520

Association Website

www.veronatownhomes.com

Garage Inspection – April 13, 2019

The garage inspection is scheduled for Saturday, April 13th between the 9:00 a.m. to 11:00 a.m. Residents will be asked to keep the garage open until the inspection has been completed.

Landscape Committee

The Association is looking to form a Landscape Committee of 2-3 volunteers to serve on the committee. If you are interested, please email Rosie at rrivera@hoaservices.net. The committee member would assist and provide recommendations to the Board regarding the landscape including walking with the landscaper and Management during an inspection.

Interior and Exterior Projects

The Association appreciates and encourages home improvements, it raises the property values. Any time you plan to make a change to the interior or exterior of your home you will need to complete an architectural application request for approval by the Architectural Committee prior to starting the modification. Please do not start your improvement projects until you receive a written approval letter back from the Association. You can obtain an application by contacting HAS or the Association's website. It is the homeowner's responsibility to assure that any modifications are built up to code and to check whether or not permits are required by the City.

Pet Owners

Please pick up your pet waste and dispose the bag in your trash bin; do not leave it lying in the grass for someone to step in. Also, for the safety to others and your pet, always please keep your dog on a leash. Residents are reminded not to leave pet food and water outside, this attracts unwanted pests including raccoons, skunks, etc.

Staying Connected – Email Notifications

You can receive alerts by email. It's the quickest way to receive notices from the Association. You can also access your account to view your current bill, see when payments are posted, make a payment online, update your contact information and preferences of receiving notifications. You will need to access HOA Services online portal: <https://online.hoaservices.net>; you will need your account number to sign up. This also could save cost of postage and printing for the HOA if you opt into receiving email communications.

Association's Website

The Association's website is a separate login from obtain HOA services. The 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.

Verona View

Parking

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. 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.

Exterior 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 without the addition of adding light fixtures to the buildings. Although there is only a hand full of garages that have a side door to their garage, the light on the outside of this door should be left on to help increase lighting. Additional light that were not approved by the Association should be removed and an architectural application be completed for consideration.

Signs

As a reminder signs including ones for alarm companies are not allowed in the common areas. You may place them on your porch. Please refer to the Association's website for "For Sale" sign before installation.

Pool Opening

The pool will open on Saturday, April 20th. 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.

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.

Verona View

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.

Hacienda Resident Outreach

Our Association is part of the Hacienda Business Park. The Hacienda has free benefits that offer the residents of the Association. Below are a few examples. Please see attached insert for further information.

- Tenants have access to security and safety programs including a 24 hour patrol service.
- All of the employees and residents at your Hacienda location can ride the local transit system for *free*, including service between your office and BART and express service between Hacienda and Walnut Creek and Pleasant Hill. They are also eligible to receive a number of additional free incentives to explore a wide variety of commute alternatives.
- Your business qualifies for *discounted fees* at nearby childcare and educational service facilities.
- A number of special offers and discounts have been assembled for many local and regional theme parks.
- Recreation opportunities abound with parks, health clubs, bicycle and trail facilities, and a 3-mile par course just footsteps away from your front door.