

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 – Don Clark

Meeting Information

The Board Meetings are held monthly at 6:00 p.m. in the Clubhouse. The next Board meeting will be held on October 30, 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 Manager
rrivera@hoaservices.net

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

Architectural Submissions
architectural@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

Annual Meeting

Federal Tax Resolution & Earthquake Insurance Vote

The Annual Meeting of the Membership will take place on October 30th. During this time the vote for the Federal Tax Resolution and Earthquake Insurance will take place.

The vote for the Federal Tax Resolution and Earthquake Insurance requires the vote of the membership. Homeowners will receive a voting packet in the mail. If you do not receive a voting back by October 1st, please contact HAS to send you a ballot.

The Federal Tax Resolution which authorizes the Board to transfer any year-end net operating income to the reserve fund, or to be used to off-set operating expenses per IRS Ruling 70-604 and 75-731. The Federal Tax Resolution does not have a minimum requirement for a quorum. The majority of the quorum will be determine the outcome whether “for” or against”.

The Earthquake Insurance does require a quorum of the membership of 38 in order to open the ballots. According to Section 10.1.2(g) of the Association’s CC&R’s, Earthquake Insurance shall not be obtained unless approved annually by the majority of a quorum of the members of the Association. The majority of the quorum will determine the outcome of the Earthquake Insurance measure.

BBQ

The September BBQ was a big turnout. Thank you to Betty for heading the event and Darshana, Betty, Lulu, Sallie and Dee for your help putting it together. A special thanks to Wayne, Steve and the rest of the cleaning crew. The food was delicious and the company was merry!

Garbage

As a reminder, please bring in your receptacles the same day of service. Also, if you are shredding, please place them in bags as the confetti pieces are being left behind in the common area.

Security Committee

The committee has a What’s App group that provides information of happenings within the community. You can join by following the link: <https://chat.whatsapp.com/Ldk5NNgXznrDZngkZ0vUWM>. Please be advised that this app is not a forum for any related maintenance, communication or HOA issues that require action. Information or content shared on this forum is not approved by the HOA or the Board. A Neighborhood Watch program is also in the works.

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Solar Energy Guidelines

The adoption of the Solar Energy Guidelines has been approved by the Board. A copy of the guidelines will be posted on the website. If you would like a copy, please contact HAS.

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.

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.

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.

Parking

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.

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.

PARKING BY PERMIT ONLY

**PARKING PERMITS (RESIDENT AND VISITOR) MUST
BE DISPLAYED AT ALL TIMES INCLUDING
WEEKENDS 24 HOURS A DAY, SEVEN DAYS A WEEK**