

Verona View

Verona at Hacienda Owners' Association Board of Directors

President – Rickey Juarez
TBA – Ken Kilborn
Treasurer – Joe McAdams
Secretary – Madhav Kondle
Director at Large – Don Clark

Meeting Information

The Board Meetings are held monthly at 6:00 p.m. The next Board meeting will be held on November 18, 2020.

DUE TO THE COVID-19 RESTRICTIONS, THE BOARD MEETING WILL BE HELD THROUGH ZOOM. HOMEOWNERS ARE WELCOME TO ATTEND BY VIDEO OR PHONE.

THE INFORMATION WILL TO JOIN WILL BE NOTED ON THE AGENDA.

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
Email: rrivera@hoaservices.net

Architectural Submissions
Email: architectural@hoaservices.net

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

Hacienda Security

24 hour Paging voicemail system
925-734-6520

Association Website

www.veronatownhomes.com

Voting Results for Board Election, IRS Ruling and Earthquake Insurance

The Annual Meeting and Board Election took place on October 21st. Also, on the ballot is the vote for Earthquake Insurance. The results are as follows.

Total Ballots Received	20
Total Ballots Voided	0

Candidates and Votes Received	
Madhav Kondle	62
Kenneth Kilborn	51
Don Clark	48
Vengateswara Rao Duggineni	36
Hari Srinivasan	29
Abstentions	20

IRS Resolution and Votes Received	
Approve	80
Disapprove	2
Abstentions	0

Earthquake Insurance Measure and Vote Received	
Approve	61
Disapprove	21
Abstentions	0

Thank you to all the candidates for your interest in serving the community.

2021 Budget

The Board approved the 2021 Proforma Budget. The monthly dues will remain the same at \$295. Homeowners will receive their Budget Packet by December 1st.

From Joe McAdams - Verona Treasurer:

At the recent Oct. 21, 2020 Board Meeting the Board having previously received a 2021 Budget proposal, adoption of which would have been an increase to the monthly dues from \$295.00 to \$343.00. Later Board Members received a Budget proposal stipulating the use of on hand surplus funds from previous year monthly assessments to be used to offset the dues increase and retain the current assessment \$295.00. After receiving revised earth quake insurance information and entering into deliberations, the Board decided against the use of on hand surplus dues funds to retain the current monthly dues of \$295.00 (in consideration of the Covid-19 crisis), but to make adjustments in other budget categories to cover the shortfall, thus leaving the monthly dues at the current \$295.00 per month.

Earthquake Insurance Premium

As mentioned in the last newsletter, the Earthquake Insurance Policy expires November 1, 2020 and that there would be a possibility of an increase of premium and that the Board would look into additional quotes and options. After further review and voting results, the Board chose to approve the proposal of a 35% deductible; a premium of \$80,500.

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New Parking Permits

New parking permits will be issued by year-end. All residents will be required to complete a new vehicle registration form along with proof of the DMV registration matching the resident and property address. Please stay tuned for more information including dates and times to pick up your permits at the Clubhouse. This is to assure that all vehicles are properly registered and that our records are updated.

Rental Reminders

If you are renting/leasing your unit, as the owner, you are responsible to ensure that your tenants have the necessary parking permits and rules of the Association and that all documents are submitted to HAS prior to the moving in.

Gutters and Roofs

The Gutter Repairs and Replacement Project is scheduled to begin the first week November. Please be sure to remove any items from the exterior including your patio. This is not part of the annual gutter cleaning itself. The gutter cleaning will be done following the first heavy rains or when the majority of the leaf debris has fallen from the trees.

In many areas, there is excessive tree debris onto the roofs. The Board has also approved a proposal to blow off the debris off the roofs. This is different from the gutter cleaning as this refers to the roofs only and not all roofs will be done. A date for this work has not been scheduled. Homeowners will be notified once a date has been scheduled.

Lastly, a roof inspection will be done sometime in December. This inspection is to check all the roofs and provide a report to the Board of the condition of the roofs and to provide recommendations for any repairs.

Landscape & Irrigation

The Landscape Enhancement Project is underway and scheduled for the first week of November. Also, the Crepe Myrtle trees at the front of the garages will be trimmed later in the year as the weather gets cooler late November, early December.

Garbage & Shredding

This continues to be an ongoing issue in the Association. 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.

Mail

The USPS has a notification system that will let you know when your mail is on its way to you. Please visit their website at www.usps.gov for more information. You can also sign up at USPSInformedDelivery@usps.gov.

Dryer Vents

Just a reminder that homeowners should have their dryer vents cleaned. Through time, the vents buildup lint and impedes the air flow of the vent. A blockage could create condensation and/or at the worst start a fire. Please have it check and cleaned as necessary.

Items in the Common Area

Use of the common area to place lights, plants, decorations or any items are prohibited in the common area. Items in the common area, restricts the landscapers or any other contractors to service these areas. Items in the common area will be removed.

GaragesAs reminder, the garages are used to park your vehicles. Use of garage other than parking vehicles is prohibited. Vehicles will be tagged and towed as necessary. Starting October, the Board will be updating the paring the proper permits for all units. We anticipate to have this completed in the next couple of months. Please be sure that your registration is up to date and that your vehicles are properly registered.

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**