

Verona View

Verona at Hacienda Owners' Association Board of Directors

President – Rickey Juarez
TBA – Vengateswara Rao Duggineni
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 July 21, 2021.

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

Pets

If you are walking your dog along the channel, please check your dogs for deer ticks. As a reminder, please, keep your dog on a leash at all times. NO EXCEPTIONS. If you want to walk your dog without a leash, please take them to a dog park. Also, please pick up after your dog and take the bag back to your garbage can. A plastic bag with feces inside left in the common area is doubly offensive –bring it home with you to throw in your trash can.

Cigarette Butts

There has been an increase of cigarette butts being thrown in the common area. This is littering and unsightly. Please be respectfully and dispose of your trash in you bins.

Clubhouse Use

The clubhouse will be available for use. Homeowners will be responsible for cleaning and sanitizing the Clubhouse before and after use. As a reminder, you will not be able to use the pool when you are using the Clubhouse.

Tree Trimming

The HOA is in the process of obtaining additional bids to for the annual tree trimming. The trimming will be for building and safety clearance. We hope to have this completed by September.

New Parking Permits

Enforcement of the new parking permits is in effect. Please be sure that you have the new permits for you and your guest. There is one guest permit per unit. All homeowners are responsible for their tenants to ensure that their vehicle is properly registered and have their permits. The use of old permits or no permits will be towed without notice.

Annual Meeting and Board Election

The Annual Meeting and Board Election will be held on September 15th. There are two seats up for re-election and three candidates that have turned in their candidate statement. Therefore, homeowners will be mailed a voting packet on August 16th.

Lights

Residents that have a doorway to their garage are asked to keep the exterior light above the door on in the evening. This helps deter a burglar from breaking in if the area is lighted. Also, keeping the porch light on helps light the pathways and entryways. You may want to use an LED bulb to lower the cost of electricity.

Garage Use & Parking

There has been in increase of residents not using their garage to park the number of vehicles it is designed for, especially the two-car garages, and using the visitor parking permit. Any persons improperly using their permits including duplicating the permits, will be automatically towed and scheduled for a hearing where a fine of \$250 will be assessed.

Email Notifications

If you would like to receive email communications, please be sure to provide your email address to Management. You will also need to complete

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the Member Consent form that was sent with your budget packet. If you need another copy, please contact HAS. By choosing to receive email communications also saves the HOA on printing and postage costs.

Rodents including Squirrels

Some units are experiencing a rodent/squirrel problem. While the HOA is taking steps to control the common area such as keeping vegetation low and away from structures including the vines growing on the entry trellis'. Residents are advised to do the same within their lot. Below are a few helpful tips.

- Bring in pet food and water inside including bird feeders
- Keep exterior lot clear and free of storage to avoid hiding/nesting
- Fruit and vegetables should be removed right away
- Reduce heavy brush and foliage
- Seal all exterior areas

In addition, residents are expected to take measures to actively control rats and mice that have taken up residence in the unit. Residents should prevent the spread of rodents to adjoining neighbors and other units by proactively taking measures to find suspected nests and seal them. Finding and sealing up the entrance, including the attic, gaps under doorways of the storage closets and vents is key.

Rental Reminders

If you are renting/leasing your unit, as the owner you are responsible for ensuring that your tenants have the necessary parking permits and rules of the Association. All documents need to be submitted to HAS prior to residents moving in. Vehicles may be towed at the vehicle owner's expense if a permit is not properly displayed.

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 checked and cleaned as necessary.

Items in the Common Area

Use of the common area to place lights, decoration or any items is prohibited. Leaving items in the common area restricts the landscapers or any other contractors as they service these areas. Items left in the common area will be removed. Please do not use nails or screw or hang items that will penetrate the stucco or wood surfaces. Homeowners that hang items on the inside of the stucco wall may be responsible for damages caused by penetrating these surfaces.