

# Verona View

## Verona at Hacienda Owners' Association Board of Directors

President – Madhav Kondle  
Vice President – Srinivas Kumar Katreddi  
Treasurer – Joe McAdams  
Secretary – Vengateswara Rao Duggineni  
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 April 20, 2022.

ANY IN PERSON MEETINGS, ALL OCCUPANTS ARE REQUIRED TO WEAR A MASK, WHETHER VACCINATED OR NOT.

## 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. 126  
Direct: 925-414-4544  
Association Manger  
rrivera@hoaservices.net

Lynn Maedler – Ext. 124  
Administrative Assistant  
lynn@hoaservices.net

Cindy Daniel – Ext. 125  
Accounting/Assessments  
cindy@hoaservices.net

Mychele White – Ext. 128  
Architectural Submissions  
architectural@hoaservices.net

## Hacienda Security

24 hour Paging voicemail system  
925-734-6520

## Association Website

www.veronatownhomes.com

## Landscape Maintenance

Allied Landscape provided notice to the Association to end their services on November 30<sup>th</sup>. Jensen/Monarch Landscape began servicing the community on December 9<sup>th</sup>, and will continue on a month-to-month basis until the bid process for landscape services has been completed. The Board is in the process of obtaining bids and hopes to approve a landscaper at the April meeting.

## Clubhouse Use

The Clubhouse is open for use. Any person interested in using the Clubhouse should contact HAS. As a reminder, the pool and spa areas are prohibited from use while using the Clubhouse.

## Asphalt Project

The asphalt project is scheduled to begin mid May; the estimated dates are noted below. Once the Board has finalized the proposal, there will be limited or no parking/access inside the development during this project. Vehicles will have to be removed at the beginning of each workday. Vehicles will be towed at the owner's expense. There will be more details and notifications as soon as they become available.

Concrete	5/16, 5/17, 5/18
Asphalt	5/25, 5/26
Striping	5/27

## Smoking in the Common Area & Community

The City of Pleasanton passed an ordinance that will prohibit smoking in Condominiums and Townhomes including HOA's such as Verona at Hacienda. This will take effect July 1, 2022. The City of Pleasanton will be sending out notices to the HOA and residents sometime in June with the details.

## Lighting

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 an increase of residents not using their garage to park the number of vehicles it is designed for, especially the two-car garages. Also, residents are using visitor parking permits. 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 the Member Consent form that was sent with your budget packet. If you need another copy, please contact HAS. 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

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structures including the vines growing on the entry trellises. Residents are advised to do the same within their lot. Below are a few helpful tips.

- Bring 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 their unit. Residents should prevent the spread of rodents to adjoining neighbors and other units by proactively taking measures to find suspected nests/holes 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.

## **Mail**

Please pick up your mail daily. This will reduce your mail from being stolen. 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](http://www.usps.gov) for more information. You can also sign up at [USPSInformedDelivery@usps.gov](mailto:USPSInformedDelivery@usps.gov).

## **Items in the Common Area**

Use of the common area to place lights, decorations 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 screws, 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.