

# 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 May 18, 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

## Asphalt Project

The HOA has contracted with American Asphalt to replace designated concrete, designated asphalt and restriping of the entire association. A project map will be placed at the Clubhouse. The project starts Monday May 16, 2022. Please adhere to all posted barricades & signs throughout the association. **Any vehicles parked in posted NO PARKING areas will be towed at the owner's expense.**

Work Schedule – 7:00 a.m. to 6:00 p.m.

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

## CONCRETE – MAY 16<sup>TH</sup>, 17<sup>TH</sup> AND 18<sup>TH</sup>

Two Guest Parking Areas (near 5774-5786 Belleza) and 3 courts (Bolero, Rosada & Casadero). Casadero has 8 locations of gutter replacement. If residents of Casadero need to use their vehicle during concrete phase, please find alternative parking during the work time to avoid driving in & out of the work area. NO PARKING Signs will be posted in advance of the work as a reminder. Please plan ahead as there will be no vehicle access during these noted dates and times.

## ASPHALT – MAY 25<sup>TH</sup> AND MAY 26<sup>TH</sup>

There are areas of asphalt replacement throughout the association. In order to complete these repairs safely and in a timely fashion, we need residents to park off site during the two days of replacement from 7:00am to 6:00pm IF you need to use your vehicle. Please plan ahead. NO PARKING/NO DRIVING signs will be posted in advance of the work as a reminder. Please don't park in any of the guest stall areas within the association.

## STRIPING – MAY 27<sup>TH</sup>

No parking in any guest stalls, and there might be temporary traffic control. The roads will be open for access, but please plan ahead in order to avoid any delays.

## Pool

The pool is scheduled to open Memorial Weekend. Please be minded of the pool rules for everyone's enjoyment.

The concrete deck around the pool, approximately 5 ft. around the perimeter of the pool is in the process of being replaced and should be completed before the pool opens.

## 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).

## Landscape Maintenance

The Board opened the discussion of proposals for landscape maintenance at the April meeting. The proposals were from \$5,707 to \$7,900 which includes all irrigation repairs less the controllers. The Board will further discuss the proposals at the May meeting. Requests for landscape enhancements will be deferred until the contract has been awarded.

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## **Smoking in the Common Area & Community**

The City of Pleasanton passed an ordinance that will prohibit smoking in Condominiums and Townhomes including HOAs 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 and using old 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. 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 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 Cap**

The HOA has reached its limit for rentals at 38. If you purchased your home after June 11, 2003 you will be placed on a waiting list. Homeowners that purchased before June 11, 2002 are grandfathered in, and will be allowed to rent their unit. All owners must complete an application in order to rent a unit.

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.

## **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.

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## Treasurer's Annual Financial Report to Members

### Income;

Operating =	\$ 405,071
Reserve =	\$ 129,864
Total =	\$ 534,540 (\$295/mo)

Expenses; Operating -	Admin	\$ 225,705
	Landscape	\$ 69,762 (Budget = \$53k)
	Maint.	\$ 112,504
	Pool	\$ 7,828
	Water	\$ 37,239 (Budget = \$35k)
	PG&E	\$ 11,539
	Total	= \$ 386,987

Reserve -	Pool	\$ 1,300
	Electric	\$ 1,204 (Light Pole)
	Replace walk, etc.	\$ 6,050
	Gutter repair/replace	\$ 8,500
	Total	= \$ 17,000

2020 Excess Revenue = \$18,059

Operating current fund balance = \$94,702 (Cash) Reserve fund = \$1,497,467 (CDs & Cash)

All in all the numbers are as to be expected, work needs to be done on tightening up on the Budget overruns.

In September the Verona Members voted in a secret ballot for the Verona Board of Directors in their deliberations for producing a 2022 Budget, which by law is required to be presented to the Association Members before the end of the Association's fiscal year which ends on Dec. 31, 2021.

That balloting was overwhelmingly in favor of the Association to make use of the IRS rule 70.604 which requires corporations such as Verona HOA to utilize any and all excess income for the taxable years to be used as an offset of the corporation's tax liability for such income, if not used for such purpose should be returned to the HOA Members or declared as regular income on the tax return.

The Accounting firm which produced a financial 2020 report for Verona HOA declared a sizable amount of excess income for that year, which when added to the existing Verona HOA "Fund Balance" from previous years, this would have allowed the Verona HOA dues to remain at \$295.00.

Two Budgets were presented to the Verona Board of Directors at the recent workshop discussions for determining the 2022 dues for the HOA Members. The first was a budget which conformed to the instructions produced by the secret balloting mentioned above, thus leaving the 2022 HOA dues at \$295.00. The second budget presented was to increase the dues to \$310.00 per month, and therefore was not in compliance with the Verona HOA Members mandate.

Both budgets increased the amount of the dues dedicated to the Verona HOA Reserve Account. The \$295.00 budget increased the Reserve Contribution to an amount equal to the Reserve expenses for 2020 as reported by the Accounting Firm, thus maintaining the Reserve Account amount at its existing approximate level of \$1.5 million. The \$310.00 budget increased the Reserve Account to an amount representing expenditures in 2022 which have yet to be calculated and finalized.

Joe McAdams - Verona Treasurer

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## 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 well-being of everyone. These rules and regulations are minimum standards - everyone should use common sense to preserve the safety of all 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 rafts 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.
5. Long exposure may result in hyperthermia, nausea, dizziness or fainting.

### 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. This will be reviewed on a month-to-month basis by the Board and is subject to change without notice.

When open, 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 are 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.
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.