

VERONA VIEW

JANUARY 2007

Barbara Dawson, Property Manager
Homeowner Association Services
3160 Crow Canyon Place, #150, San Ramon, CA 94583

Email: bdawson@hoaservices.net
Office: 925-830-4848
Fax: 925-830-0252

Hacienda Security Number (24 hour paging voicemail system)

925-734-6520

BOARD OF DIRECTORS:

Joe McAdams, President
Wayne Watari, Secretary

Diane Birchell, Vice President
Marla Lesley, Director

Bob Plemmons, Treasurer

IMPORTANT NOTICE REGARDING OUTSTANDING DUES:

The Association's governing documents give the Board authority to collect outstanding dues from delinquent members. The Association has a "Collection Policy" that outlines the procedure for doing this. This policy is sent to every member at least annually, and is included with the budget package. The 2007 budget packet was mailed to every owner last November. This is a very important policy and one that we encourage all homeowners to read carefully.



The collection process is complicated and there are many steps that are legally required. To make sure that all is handled properly, at its January meeting, the Board voted to enter into an agreement with Allied Trustee Services to handle the collection of Association dues when homeowners become more than 45 days delinquent per the published policy. Allied

Trustee Services will follow the Association's collection policy and will handle all aspects of collections, beginning with the pre-lien notices. All costs for collections will be paid by the delinquent homeowner, not the Association.

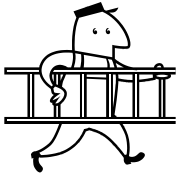
The agreement with Allied Trustee Services will begin on February 1, 2007 and homeowners whose accounts are more than 45 days delinquent at that time will be forwarded for collections. Accounts will be reviewed each month and any homeowner whose account is more than 45 days delinquent on the first of each month will be sent to collections.

Collecting on delinquent accounts is not something that anyone enjoys. However, it is simply not in the best interest of our entire community to allow delinquent homeowners to continue to build up higher and higher past due amounts. It makes it more difficult for homeowners to become current – and also means that those who do pay are paying all the Association costs for those who do not.

The Board strongly urges all homeowners who have an outstanding balance to bring their accounts current prior to February 1st.



GUTTERS:



The gutters were cleaned out in mid-December. The rains have been late this year and more debris may have fallen into them. When the rains come, please report any gutter that does not appear to be draining properly to the management company right away so it can be checked.

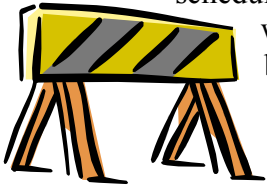
SPRINKLER HEAD RECALL:

The test building claims were **accepted** by Central Sprinkler Company. The process of submitting one building with all residents worked. This eliminated a lot of effort by individuals. We will start contacting each building over the next several months and work with the owners to get the forms filled out correctly and submit the claims and the required pictures.



CONCRETE:

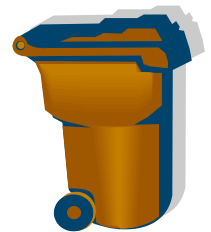
The concrete project has been delayed due to the cold weather and the contractor's schedule. Currently, it is scheduled to begin the week of February 5th, weather permitting. The vendor will perform all the work at one section before moving on to the next. The areas being worked on will be barricaded. Please watch for these!



It is anticipated that the entire project will take two weeks or so to complete. Again, the weather is a major factor in the timeline for this project, so please be understanding.

GARBAGE CONTAINERS:

Please do not place your garbage cans in the common area. We have discovered damaged plants because some residents are placing garbage cans on top of the plants. They should be in the street on pick up day. Thank you for your cooperation.



BOARD NEWS:



The Board meets the third Wednesday of each month unless otherwise noticed. The next Board meeting will be held on Wednesday, February 21, 2007, at 6:00 p.m. All homeowners are welcome to attend.

The Board will be selecting new officer positions at the February meeting and these will be announced in the next newsletter.

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FEBRUARY 2007

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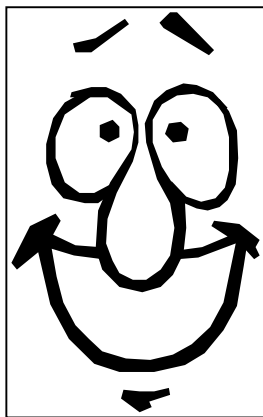
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Joe McAdams, Vice President
Wayne Wateri, Director

Diane Birchell, Treasurer

BOARD NEWS:



The Board meets the third Wednesday of each month unless otherwise noticed. The next Board meeting will be held on Wednesday, March 21, 2007, at 6:00 p.m. All homeowners are welcome to attend.

At its most recent meeting, the Directors voted to hold the following officer positions for the coming year:

Bob Plemmons
Joe McAdams
Diane Birchell
Marla Lesley
Wayne Watari

President
Vice President
Treasurer/CFO
Secretary
Director

IMPORTANT NOTICE REGARDING OUTSTANDING DUES:

Just a friendly reminder that the Association has entered into an agreement with Allied Trustee Services to perform collection action for the Association. Homeowners whose accounts become more than 45 days delinquent will be turned over to Allied for collection. Once an account is turned over, additional collection costs will be incurred that are the responsibility of the delinquent homeowner.



This is not an action that anyone wants to take. Please review your bill and bring any outstanding amounts current as soon as possible. Thank you.

GUTTERS:



The gutters were cleaned out in mid-December. The rains have been late this year and more debris may have fallen into them. Please report any gutter that does not appear to be draining properly to the management company right away so it can be checked.

SPRINKLER HEAD RECALL:



Each homeowner is responsible for submitting a claim to Central Sprinkler Company for their fire sprinklers. The Association is trying to make this process easier for owners by holding “building meetings” to help owners complete the needed paperwork. Homeowners who participate in these “building meetings” will be submitting their claims as individuals. The Association is simply trying to make the application process easier by helping owners complete his/her specific form. The next “building meeting” will be held sometime in April or May.

You do not need to wait for one of these meetings to submit your claim. Owners can contact Central Sprinkler Company at 1-866-505-8553 or www:sprinklerreplacement.com for claim forms. Please be sure to let the management company know your claim number when you receive it from Central.

CONCRETE:

The concrete project has been delayed due to the wet weather. It should be completed in the next week or so. Thank you for your patience during the process. We are confident you will be pleased with the end result.



POOL NEWS:

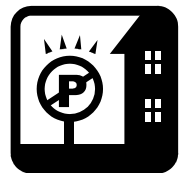


It’s hard to believe, but it’s almost time for pool season. The Association will be rekeying the pool gate lock and issuing new pool keys sometime in April. The Board has not yet finalized the procedure for distribution of the keys. Please look for more information in future newsletters or communications.

STREETS:

The streets in the Association are designated as “fire lanes” and no street parking is allowed. Please park your vehicles in accordance with the Association’s parking rules.

We have also received reports that vehicles are being driven at excessive speeds within our community. The streets are narrow and we have a lot of pedestrian traffic that can be hard to see. Please slow down and drive cautiously. We do not want someone to be injured – and we are confident that you do not want that, either.



BE ALERT:



Please contact the Pleasanton Police Department at 931-5122 (emergency number) or 931-5100 (non-emergency number) if you observe any type of suspicious activity within the community. Working together, we can do our part to keep Verona a safe place in which to live.

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MARCH 2007

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BOARD NEWS:

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IMPORTANT POOL NEWS!!!



The pool will open for the season on Saturday, April 14th.

The Board is having the pool locks changed prior to the opening. New keys will be distributed on two separate Saturdays: **April 7 and also April 14. The keys will be available for distribution on both of these days from 10 a.m. – 2:00 p.m. in the Clubhouse.** There will be no charge for the initial key and only one key will be allowed per address. Replacement keys will cost \$25.00 if the key is lost. You may be asked to provide evidence of residency, such as a driver's license showing your Verona address, so please bring that with you.

► Tenants must provide written authorization from the landlord before a key will be issued to them.

Be sure to get your key during one of these distribution times so you can enjoy the pool this summer!

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Please review your property account bill carefully and bring it current right away if you are running a bit behind. No one wants to send a member to collections, but the financial health of our community depends on our members paying their bills on time. Thank you for your cooperation.

HELP NEEDED:



Our community is only as great as those living in it make it. This means that Verona is always in need of people to help on various committees or on the Board of Directors. If you are interested in getting involved in the community in some manner, please contact Barbara Dawson, our property manager, at 830-4848.

SPRINKLER HEAD RECALL:



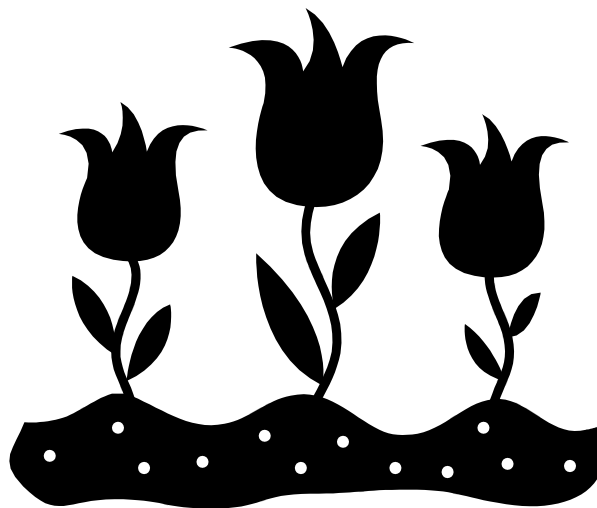
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You do not need to wait for one of these meetings to submit your claim. Owners can contact Central Sprinkler Company at 1-866-505-8553 or www:sprinklerreplacement.com for claim forms. Please be sure to let the management company know your claim number when you receive it from Central.

BE ALERT:



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APRIL 2007

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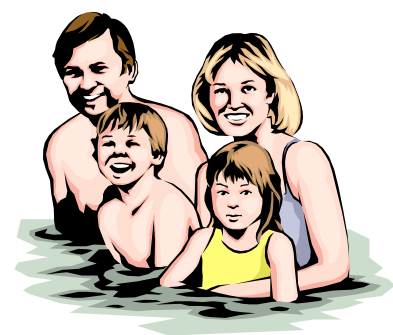
BOARD NEWS:

The Board meets the third Wednesday of each month unless otherwise noticed. The next Board meeting will be held on Wednesday, May 16, 2007, at 6:00 p.m. All homeowners are welcome to attend.

POOL UPDATE

The Board of Directors has had the locks to the pool changed this year and distributed the keys on April 7th and April 14th. The Board enjoyed meeting the owners and residents. Over 70 keys were issued, which is almost 50% of our ownership. If you did not have a chance to receive your new key, please call HAS at 830-4848.

The pool is open and in good working order. This spring, the Board had the concrete repaired as well as installing the new locks. We are looking forward to a great pool year and hope you and your family enjoys the pool.



NEIGHBORHOOD BBQ

During the pool distribution process, the Board of Directors asked if there was any interest in having a poolside BBQ. Almost everyone said, "Yes". The Board has been looking at this idea for several years but held off because of the work in the pool area that was either planned or in process. All the repairs are now finished and the Board thought it would be a good idea to have a poolside BBQ to help make up for the inconvenience last year.

With the feedback received, the Board would like to go ahead with this event. We would like to have some additional help with the planning from our residents. If you would be interested in helping plan this event, please contact HAS. It will pass your name and number on to the Board and the Board will contact you.



SPRINKLER HEAD RECALL:

Several owners have asked about the Sprinkler Recall project. We would like to thank them for their interest. The Board's plan is to have two or three buildings done by the end of May. If we are successful on the ones we have planned in May, we should be able to give each building a rough idea as to when we will do it. Look for this in the May newsletter. Verona has 28 buildings, so you can see that this will take a few months to complete.



The Board has written a "Help" document for anyone who would like to proceed on their own. This document can translate what the questions really want to know. If you would like a copy of this "Help" document, please call HAS and one will be mailed to you.

FRONT DOORS

The Board has issued a work order to have all our front doors painted if they need it. We have several that are in definite need and we will extend the work order to check them all. If your front door is blistering, please call HAS and give them your address. This will make sure that your door is not overlooked.



CONCRETE PROJECT

The concrete project has been completed. If you have any questions or concerns on the work that was done in front of your unit, please contact HAS.

BIRD FEEDERS



Please do not place bird feeders in the Common Area. You should also check with Vector Control (510) 567-6800. Vector Control can tell you the type and installation process that will feed birds and not rats (which none of us want in our neighborhood).

INFORMATION BOXES

The Board has located a source for new Information Boxes that are located at each mail kiosk. We should have them purchased and installed in the next couple of weeks.

CAUTION

PLEASE SLOW DOWN!!!! We have more children in our community than ever before. Let's not have an accident!!!



BE ALERT



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MAY 2007

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BOARD NEWS:

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SPRINKLER HEAD RECALL – IMPORTANT UPDATE:

A lot has happened in the past month. The biggest item is that **Central will no longer be required to accept Recall Claims after August 31, 2007**. This means all claims have to be submitted by this date, or they will not be replaced under the recall program.

We set up a meeting with all owners in one building on May 8th. Out of the six owners, only two showed up. There was a lot of time and effort in preparing for this and the poor turn out didn't justify the time spent. We are going to try another approach. We will only meet with owners that are interested in our assistance.



We have set up a meeting on June 6 at 7:00pm in the Clubhouse to assist interested owners fill out the Recall Claim Form. We will have only 12 owners at this meeting. Please call HAS (925) 830-4848 to reserve your seat. Please give HAS your name, Verona address, and a phone number. If this works out, we will have additional meetings. If you are not among the first 12 to call, please give them your information anyway so we will know how many more meetings we will need. We will also be able to contact you when the date is set.

We have discovered that most units have three styles, but we are finding different type codes for each style. This makes it more challenging than originally thought. We also discovered that there could be some heads installed in areas of your unit that are not visible or accessible. The original installation company could not tell me which units or where they could be. They just verified that there could be some. We asked Central about this. Central told us that the guarantee would still cover the heads that were not replaced, if they should fail. You can verify this by calling Central at (866) 505-8553.

Every owner has to realize that they have the sole responsibility for inputting the claim. Time is now an issue. Please take advantage of this Recall and input your claim as soon as you can.

Your Board of Directors

NEIGHBORHOOD BBQ

We want to thank the individuals that responded to last month's Newsletter regarding the Verona BBQ. We will have our first planning meeting at the Pool House on June 12th at 7:00 pm. This meeting is open to anyone who would like to attend.

ANNUAL MEETING

It's hard to believe, but it will be time for the Annual Meeting very soon. This is the time when we elect Directors to serve on the Board.

The Nominating Committee is currently taking nominations for Directors. Any homeowner who is in "good standing" (name appears on the deed, their dues are current and the unit is not in violation of the governing documents) is entitled to run for a position on the Board. Each Director is elected to serve for a two-year term.



This is a terrific way to get involved in our community and to have input into decisions that are made by the Board. If you are interested in serving on the Board, please contact the management company as soon as possible and your name will be forwarded on to the Nominating Committee.

Please watch your mail for more information on the Annual Meeting.

FRONT DOORS

The Board has issued a work order to have all our front doors painted if they need it. We have several that are in definite need and we will extend the work order to check them all. If your front door is blistering, please call HAS and give them your address. This will make sure that your door is not overlooked.



CONCRETE PROJECT

The concrete project has been completed. If you have any questions or concerns on the work that was done in front of your unit, please contact HAS.

IMPORTANT NOTICE



The Board of Directors has been notified that one of our members recently had his vehicle stolen from the outside parking space. The police indicated that the vehicle was targeted and the theft did not appear to be one of opportunity.

We would strongly encourage everyone to be watchful and report any suspicious activity to the Pleasanton Police Department at 931-5122 (emergency number) or 931-5100 (non-emergency number).

The homeowner whose car was stolen is suggesting that everyone park his/her vehicles in the garage to reduce the likelihood that the vehicle can be stolen. We think that is a wonderful suggestion – and is what the governing documents require. The Board strongly urges everyone to clean out the garage so there is room for vehicles to park inside. That would be a “Win-Win” for everyone – the vehicle is safer and there is room for guests to park!

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JUNE 2007

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BOARD NEWS:

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SPRINKLER HEAD RECALL –UPDATE:

We had a great meeting with many members on June 6th. We are still gathering additional information from these owners.



We plan on having three meetings in July, and as many as needed in August. The July meeting will be at 7:00 pm on July 12, 19, and 26. The limit of attendees will be 12 at each meeting. We want to thank all owners who have called and left their number. We will start calling each of you after the 4th of July to see what day you want to attend.

Thank you for your cooperation.

PS. A reminder that **Central will no longer be required to accept Recall Claims after August 31, 2007.** This means all claims have to be submitted by this date, or they will not be replaced under the recall program. Homeowners need to submit their own claims and our meetings are simply a way to assist people in this process. You do not need to wait for a meeting to submit your claim.

For your reference, you can contact Central directly at 1-866-505-8553 or on its website: www.sprinklerreplacement.com.

Please be sure to provide management with your claim number once you have it.

NEIGHBORHOOD BBQ:

The BBQ Committee is hard at work planning a wonderful event for our community. Various dates are being considered, but the event will be held on a weekend sometime after Labor Day. Please watch your newsletter for more information.



ANNUAL MEETING:



The Annual Meeting will be held on Wednesday, September 19th at 6:00 p.m. A separate mailing regarding nominations will be sent to each owner in the very near future. If you are interested in serving on the Board, please complete the nomination form that will be included in that mailing.

There will be no nominations from the floor that night so, if you are considering serving the community in this way, please be sure your nomination form is received by the deadline!

FRONT DOORS:

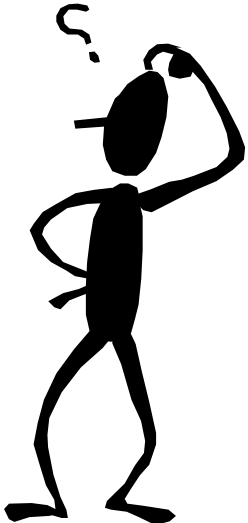
The Board has issued a work order to have all our front doors painted if they need it. We have several that are in definite need and we will extend the work order to check them all. If your front door is blistering and you have not already done so, please call HAS and give them your address. This will make sure that your door is not overlooked.



AS AN OWNER IN A HOMEOWNER ASSOCIATION, DID YOU KNOW...?

why we can't each choose what is planted in our front yard?

The answer is quite simple: we do not have individual "front yards". All of the area in front of our homes we own together as Members of the Verona Owners' Association. The Association has the responsibility for installing and maintaining the landscaping in this common area. It hires professional gardeners for this work.



Over the years of Verona's existence, our Landscaping Committee has learned what "works" here and what doesn't. For example, some of the trees planted by Signature Properties were too close to buildings. When they grew above the first floor, they touched the second floors where the Plan One extends farther out. This caused problems and resulted in crooked trees. These trees had to be removed. Other trees did not do well. Some trees grew too well and have had to be severely pruned.

Some plants which looked great at first proved unsuitable over time because they don't do well in our climate or because where they were planted was too shady, too sunny, too close to trees. Now, flowers and plants are selected not only to enhance the beauty of our surroundings, but also to get the best value for our large investment. One way we do this is to concentrate our selection on certain flowers and plants used uniformly throughout the complex. The gardeners get familiar with a limited number of plants and can use their time most effectively.

Owners have requested specific plants in their front area because they had such plants elsewhere, perhaps in other states. Sometimes, these are simply not appropriate for our climate. Sometimes, they are too well adapted to our climate and would take over an area. But basically, we can't make individual choices because they are not ours to make. The Association has to make decisions about the entire development - to keep it looking beautiful while making the best use of our funds.

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SPRINKLER HEAD RECALL –UPDATE:

We have had 3 meetings with owners on the Central Sprinkler Recall program. I want to thank all those who have attended and submitted their claims.

We have one more meeting in July, and it is full. We plan on having two more in August. At this time it will be August 16 and August 23rd. I will not be available the first part of August. I will be calling the 14 owners I have on the list in the next couple of weeks. If you have not received a call from me by August 13, please contact the management company. We have room for more owners and will schedule more meetings if needed. We would like 100% of our owners to send in a claim. It is to their advantage as well as their neighbors.

Be aware that all claims must be mailed by August 31, 2007 to get the heads replaced by Central at their cost.

- Bob Plemmons, Board President

NEIGHBORHOOD BBQ:

Verona Homeowners Association will sponsor a BBQ at the pool house from 3:00 pm to 7:00 pm on September 15, 2007. This will be for all owners, residents and their families. The main course will be BBQ Chicken, Vegetable Kabob and Garden Salad. More details will be provided in the next newsletter.



We will have to provide a head count to the caterers. Please call HAS and give them your name address and number of attendees.

We look forward to a big turnout.

ANNUAL MEETING:

The Annual Meeting will be held on Wednesday, September 19th at 6:00 p.m. A separate mailing regarding nominations has been sent to each owner and the **deadline for nominations is 5:00 p.m. on August 1st (which**

is just a few days away! If you are interested in serving on the Board, please complete the nomination form that was included in that mailing and get it to the management company by the August 1st deadline. Remember, **there will be no nominations from the floor that night!**



WEBSITE:



Your Board of Directors has been working with a Verona resident on the possibility of a website for our community. Currently, we are looking at a website that would post newsletters, CC&R's and rules.

We have a model set up that is similar to what we would have. We'd like owners and residents to take a look at it and give us feedback. The address for the website is www.veronatownhomes.com. Please take a look and let us know what you think.

If there is not enough interest, we will not pursue a website at this time.

FROM OUR LANDSCAPERS:

Our landscapers have asked us to share the following information with you:

- (1) The crepe myrtle trees will be radically trimmed back this month. They will be cut way, way back and may look a bit "chopped off" for a little while. Not to worry, they will grow out very quickly.
- (2) Several homeowners have called to express concern that the ground by their plants looks very dry. The drip irrigation in the landscaping is under the ground, so the top of the soil may appear dry. If the plant is green, it is getting watered even if the soil is dry.

FRONT DOORS:

The Board has issued a work order to So Unique Painting to have all our front doors painted if they need it. An inspection of the front doors has recently been completed and there are approximately 100 doors that are scheduled to be painted. We are working with So Unique Painting on the logistics and will contact all the affected homeowners later this summer when the plans have been finalized. The painting will not begin until sometime after Labor Day when the vacation season is over.



Almost all of our doors would look a lot better if they were simply cleaned off. Many are covered with a thick layer of dust and quite a few have cobwebs. We would strongly suggest that everyone clean off their doors and polish their door hardware.

HELPFUL HINTS:



With the warm summer nights many of our residents have their windows open. Please be aware of the quiet hours of 10:00 p.m. until 8:00 a.m. just like the Pleasanton ordinance. Be considerate of your neighbors and limit the patio conversations after 10:00 p.m. If you enjoy using the pool area in the evenings, please be sure to honor the pool closing hour of 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Friday and Saturday. Your neighbors by the pool will certainly thank you.

When did you last change the bumpers on your kitchen cabinet doors? They have them at Home Depot and they are very cheap. They really keep the banging noise down.

VERONA VIEW

AUGUST 2007

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BOARD OF DIRECTORS:

Bob Plemmons, President
Wayne Watari, Secretary

Marla Lesley, Vice President
Joe McAdams, Director

Diane Birchell, Treasurer

BOARD NEWS:

The Board meets the third Wednesday of each month unless otherwise notified. The next Board meeting will be held on Wednesday, September 19, 2007, immediately following the Annual Meeting of the Membership that begins at 6:00 p.m. All homeowners are welcome to attend both meetings.

ANNUAL MEETING:



Everyone should have received the ballot for the Annual Meeting on September 19, 2007 at 6:00 p.m. With the new election process, it is more important than ever for everyone to send in their ballot. We especially need to have the Earthquake Insurance and the Tax Resolution voted upon.

Thank you for your prompt response, and we hope to see everyone at the meeting!

SPRINKLER HEAD RECALL –UPDATE:

The final meeting on the Sprinkler Recall Claims Assistance was held on August 23rd. I want to thank everyone who joined us at one of the 6 meetings that were held. We are beginning to see some of the results. Several of our owners that submitted claims have received a letter telling them the company that will be replacing the heads. One is South Coast Fire Protection in Scotts Valley and the other is SimplexGrinnell in Livermore. The companies will be calling the owners that they have been assigned to set up an appointment. If anyone gets a phone call from either of these companies, please respond. FYI – the correct phone number for South Coast is (831) 461-1265. It was wrong in the Central letter.

Bob Plemmons, Board President

NEIGHBORHOOD BBQ:

Verona Homeowners Association will sponsor a BBQ at the pool house from 3:00 pm to 7:00 pm on Saturday, September 15, 2007. This will be for all owners, residents and their families. The main course will be BBQ Chicken, Vegetable Kabob and Garden Salad.

We will have to provide a head count to the caterers fairly soon. If you haven't already done so, please call HAS (830-4848) and give them your name address and number of attendees.



WEBSITE:



Your Board of Directors has been working with a Verona resident on the possibility of a website for our community. Currently, we are looking at a website that would post newsletters, CC&R's and rules.

We have a model set up that is similar to what we would have. We'd like owners and residents to take a look at it and give us feedback. The address for the website is www.veronatownhomes.com. Please take a look and let us know what you think.

So far, we have received responses from only two homeowners. If there is not enough interest, we will not pursue a website at this time.

Please note that the website is only intended as a "working sample" right now. It is not finished and is not ready to be used to communicate with the Board and/or management.

If you need to discuss something, please contact Homeowner Association Services at 830-4848 or our manager, Barbara Dawson, at bdawson@hoaservices.net.

FRONT DOORS:

The Board has issued a work order to So Unique Painting to have all our front doors painted if they need it. An inspection of the front doors has recently been completed and there are approximately 100 doors that are scheduled to be painted. We are working with So Unique Painting on the logistics and will contact all the affected homeowners later this summer when the plans have been finalized. The painting will begin on September 4th and all affected homeowners have been notified in writing.



Almost all of our doors would look a lot better if they were simply cleaned off. Many are covered with a thick layer of dust and quite a few have cobwebs. We would strongly suggest that everyone clean off their doors and polish their door hardware.

CLUBHOUSE DOOR UPDATE:



Our insurance company did a survey of Verona and expressed concern on the access to the pool area from the clubhouse. It was afraid that a child could gain access to the pool without an adult being aware. To resolve this, we have installed a key lock on the door between the pool and the clubhouse. This door will always remain closed. Access to the pool area must be made through one of the pool gates.

HELPFUL REMINDERS:



Nobody wants a nag. Nobody wants to BE a nag. However, we sometimes need reminders:

- Trash containers are to be left out only on Monday and retrieved by Tuesday midnight.
- Much more important, please, please obey the stop sign as you drive in, and drive s-l-o-w-l-y. The speed limit is 10 miles an hour (yes, it really is). No one wants more speed bumps.
- Your cars are expected to be parked in the garage to the capacity of the garage (1 car or 2). Only if you have more cars than will fit into the garage (that is not filled with stored material) are you supposed to park in open spaces.

VERONA VIEW

SEPTEMBER 2007

Barbara Dawson, Property Manager
Homeowner Association Services
3160 Crow Canyon Place, #150, San Ramon, CA 94583

Email: bdawson@hoaservices.net
Office: 925-830-4848
Fax: 925-830-0252

Hacienda Security Number (24 hour paging voicemail system)

925-734-6520

BOARD OF DIRECTORS:

Diane Birchell, President
Joe McAdams, Secretary

Marla Lesley, Vice President
Vacant Position, Director

Wayne Watari, Treasurer

BOARD NEWS:

The Board meets the third Wednesday of each month unless otherwise notified. The next Board meeting will be held on Wednesday, October 17, 2007, at 6:00 p.m. All homeowners are welcome to attend any regular Board meeting.

ANNUAL MEETING:

Our thanks to all who returned a ballot and/or attended the Annual Meeting on September 19th. We were very pleased to have a quorum so we could count the ballots that night. The results of the voting is as follows:

- ▶ Joe McAdams was elected to the Board for a 2-year term with 73 affirmative votes.
- ▶ The tax resolution passed by a vote of 81 “yes” votes and 1 “no” vote.
- ▶ The earthquake ballot passed by a vote of 78 “yes” votes and 4 “no” votes.

At the meeting, the Board extended a very sincere “Thank You” to outgoing Board Bob Plemmons for all his efforts during his tenure on the Board. Bob has been very the Association, particularly in the areas of general maintenance and landscaping. has spent an incredible amount of time during the past year organizing and conducting the member meetings on the Central sprinkler recall. Thank you, Bob, for hard work!



president
active in
Bob also
all your

The new Board officers for the new term are:

Diane Birchell – President
Marla Lesley - Vice President
Wayne Watari – Treasurer
Joe McAdams – Secretary
Vacant Position – At Large

As you can see, there currently is a vacancy on the Board that needs to be filled. If you are interested in serving on the Board and would like to be considered for this appointment, please contact our property manager as soon as possible!



SPRINKLER HEAD RECALL –UPDATE:

We want to again thank all the owners who submitted claims for the sprinkler head replacement. Central seems to be working a little faster than what was originally quoted. Some owners have received appointments to have their heads replaced already.

We are asking every homeowner to advise HAS when the sprinkler heads at their units are finished so the records can be updated. We also recommend homeowners calling Central directly if they have not heard from them by October 1st. A record of each claim should be on file by then. The number to call is (866) 505-8553.

NEIGHBORHOOD BBQ:

Verona held its first Community BBQ on September 15th at the pool. It was catered by Classical Catering and they did a terrific job. The food was great and we had a good turn out. The event ran from 3:00 p.m. until 7:00 p.m. Some came and stayed the full time visiting with their neighbors and others came for a while and left. We received many positive comments and now the Board must decide if it wants to have another one next year.

We would like to thank Laurie Moellering, Paulette Walker, Marla Lesley, Bob Plemmons, and Wayne and Louanne Watari for all their work in making this event a success. We also appreciate Paul Wakefield taking photos. Please check them out on our Web site.

POOL CLOSURE:

It is very hard to believe, but summer has drawn to a close and it's time to wind down the pool season. The pool is scheduled to close on Monday, October 29, 2007. If the weather becomes exceptionally cold earlier, the Board reserves the right to close it earlier than that, but October 29th is what we are aiming for.

We hope everyone has had an opportunity to enjoy the pool this year and thank you all for the terrific season.

WEBSITE:

Your Board of Directors has been working with a Verona resident on the possibility of a website for our community. Currently, we are looking at a website that would post newsletters, CC&R's and rules.

We have a model set up that is similar to what we would have. We'd like owners and residents to take a look at it and give us feedback. The address for the website is www.veronatownhomes.com. Please take a look and let us know what you think.

Please note that the website is only intended as a "working sample" right now. It is not finished and is not ready to be used to communicate with the Board and/or management.

If you need to discuss something, please contact Homeowner Association Services at 830-4848 or our manager, Barbara Dawson, at bdawson@hoaservices.net.

WARNING:

It is getting darker earlier and earlier and we are asking everyone to be watchful for children, joggers, walkers, bikers and people who are simply outside enjoying our community in the evening. It is often difficult for drivers to see people in the shadows. **Please drive slowly and cautiously within our community!**

VERONA VIEW

OCTOBER 2007

Barbara Dawson, Property Manager
Homeowner Association Services
3160 Crow Canyon Place, #150, San Ramon, CA 94583

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Hacienda Security Number (24 hour paging voicemail system)

925-734-6520

BOARD OF DIRECTORS:

Diane Birchell, President
Joe McAdams, Secretary

Marla Lesley, Vice President
Vacant Position, Director

Wayne Watari, Treasurer

BOARD NEWS AND MEETING DATE CHANGE:



The Board usually meets the third Wednesday of each month unless otherwise notified. In November, the 3rd Wednesday is the day before Thanksgiving and most folks are busy that day getting ready for their celebrations.

So that everyone can enjoy the holiday, the Board of Directors has decided to meet on **Thursday, November 15, 2007** instead of November 21st. As always, the meeting will start at 6:00 p.m. and will be held in the Clubhouse. All homeowners are welcome to attend any regular Board meeting.

EARTHQUAKE PREMIUM:

Each year, the Board of Directors pays the annual earthquake insurance premium from the reserve funds and then repays the reserves on a monthly basis throughout the following year. The earthquake insurance premium is a large amount and is paid all at one time to avoid incurring additional finance charges. Paying the premium with the reserve funds enables the Association to keep enough operating cash on hand to pay the usual bills and helps us better manage our cash flow. At its November meeting, the Board is going to discuss funding the earthquake premium from the reserves and setting up a repayment plan again this year. If you would like to listen to that discussion, please plan to attend the November Board meeting.

GUTTER CLEANING:

We have had a few days of rainy weather and several homeowners have already called to request their gutters be cleaned.

The Association has all the gutters cleaned every fall as part of its normal maintenance schedule. The Board approved the gutter cleaning bid at the October meeting and AAA Gutters is scheduled to begin cleaning the gutters on Monday, November 5, 2007. It is anticipated that it will take approximately 2 weeks to clean all the gutters. It is possible that there may be some delay in this schedule if we have a lot of rain during that time. We are sorry, but we do not know exactly when the gutters on any particular unit will be cleaned. You do not need to be home during this project.

If you still have problems after your gutters are cleaned, please feel free to call the management company at 830-4848.

POOL CLOSURE:

As previously announced, the pool and spa will close for the season on Monday, October 29th. Closing the pool and spa in the winter helps the Association to save a considerable amount of money in both heating costs and pool/spa maintenance costs. We know that some people would enjoy seeing the spa kept open year-round, but the Board believes the increased costs that everyone would have to bear outweigh the amount of usage the spa would get during the cold winter months.

We have had a wonderful pool season and would like to thank all who enjoyed the pool for abiding by the rules, keeping the area clean, and being courteous of others.

WEBSITE:

The Board continues to improve the website and encourages everyone to check it out at www.veronatownhomes.com. At this time, it is not set up as a source of communication between the Board, management and homeowners. If you need to discuss something with the Board or have a maintenance concern, please contact Homeowner Association Services at 830-4848 or our manager, Barbara Dawson, at bdawson@hoaservices.net.

HOLIDAY DECORATIONS:

One of the nice things about the holiday season is enjoying the lovely decorations our community displays. Our development looks so festive and the decorations are definitely enjoyed by all of us. These decorations are even more special because they are not up all the time and are a real treat when they are displayed.

Please be reminded that the Association's policy is to allow holiday decorations to be on display from Thanksgiving through January 15th. We would appreciate you planning your decorating around these dates and remove your decorations by January 15th.

TRASH CANS:

The holidays are nearly upon us and this often causes changes with our trash collection days. Please be sure to look for any changes in the notices included with your bills. If you have any concerns, please contact the trash collection company directly for their schedule. If you are going to be out of town on trash day, we would appreciate you making arrangements with a neighbor to bring your cans in.

WINTER CAUTION:

The evenings are getting darker and darker, and it is often difficult to see people who are walking in the streets and courtyards or children playing. Please be extra careful when you are driving in our community.

HAVE A SAFE AND FUN HALLOWEEN AND WATCH OUT FOR VERONA'S GOBLINS



VERONA VIEW

NOVEMBER 2007

Barbara Dawson, Property Manager
Homeowner Association Services
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BOARD OF DIRECTORS:

Diane Birchell, President
Joe McAdams, Secretary

Marla Lesley, Vice President
Diana Garnhart, Director

Wayne Watari, Treasurer

BOARD NEWS AND MEETING CHANGE:

Due to the Holidays, the Board will not meet in December. The next regular Board meeting will be Wednesday, January 16, 2008 at 6:00 p.m. in the Clubhouse.

This year, there were two vacancies on the Board of Directors and only one homeowner placed his name into nomination. This left a vacancy on the Board. We are delighted to announce that Diana Garnhart has been appointed to fill the remainder of the vacant term.

Thank you, Diana, for your willingness to work on behalf of the community in this way. We welcome you, your ideas and your energy to the Board.

GUTTER CLEANING:

The gutters are being cleaned for the season, but there are still many leaves on problems with your gutters and need to have them cleaned again, please call the at 830-4848.



our trees. If you have management company

ARCHITECTURAL REQUIREMENTS:

Please remember that all Verona residents are required to obtain written architectural approval prior to making any changes to their properties, both inside and outside. This includes, but is not limited to, the installation of satellite dishes, windows, and interior remodeling.

If you are planning to make changes to your property and need a form, please contact the management company. You also need to allow time in your project planning for the architectural process to take place.

TRASH PICK UP:

Every year, it seems like the trash companies change our service days during the holiday season. This year is no exception. Trash should be picked up on Wednesday, December 26th and Wednesday, January 2nd as the holidays fall on our normal pick-up day this year. Please contact the trash company (846-2042) if you have any questions.

Also, we would appreciate those of you who are planning to be away over the holidays to make

arrangements with a neighbor or friend to bring in your trash containers after trash day.

HOLIDAY DECORATIONS:

One of the nice things about the holiday season is enjoying the lovely decorations our community displays. Our development looks so festive and the decorations are definitely enjoyed by all of us. These decorations are even more special because they are not up all the time and are a real treat when they are displayed.

Please be reminded that the Association's policy is to allow holiday decorations to be on display from Thanksgiving through January 15th. We would appreciate you planning your decorating around these dates and remove all your decorations by January 15th, including your lights and light clips.

REMINDER:

Just a reminder that everyone who lives in the Hacienda complex is eligible for a free "Wheels" bus pass. Please contact the Hacienda Transportation Department at 734-6551 for your pass. This is a great way to get around the area – and save money at the same time!

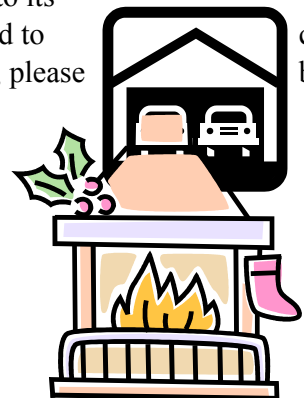


WEBSITE:

The Board continues to improve the website and encourages everyone to check it out at www.veronatownhomes.com. At this time, it is not set up as a source of communication between the Board, management and homeowners. If you need to discuss something with the Board or have a maintenance concern, please contact Homeowner Association Services at 830-4848 or our manager, Barbara Dawson, at bdawson@hoaservices.net.

PARKING COURTESY:

Parking is at a premium at Verona during the best of times. During the busy holiday season, it is even worse! Please do your part to keep parking issues to a minimum by parking your cars in your garage to its capacity and not allowing vehicles to stay in parking stalls for several days. If you need to out your garage to get your vehicle inside, this is the perfect time to do that! Travelers, please sure to park your vehicle(s) in your garage and do store them in parking stalls while you are gone.



Your neighbors will certainly thank you!

**HAPPY HOLIDAYS TO
YOU AND YOUR LOVED
ONES FROM THE BOARD OF DIRECTORS!!!**

VERONA VIEW

DECEMBER 2007

Barbara Dawson, Property Manager
Homeowner Association Services
3160 Crow Canyon Place, #150, San Ramon, CA 94583

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BOARD OF DIRECTORS:

Diane Birchell, President
Joe McAdams, Secretary

Marla Lesley, Vice President
Diana Garnhart, Director

Wayne Watari, Treasurer

BOARD NEWS AND MEETING DATE:

The next regular Board meeting will be Wednesday, January 16, 2008 at 6:00 p.m. in the Clubhouse. We hope you will make a "New Years" resolution to attend at least one Board meeting in 2008.

GUTTER CLEANING:

The gutters have been cleaned for the season, but there are still some leaves on our trees. If you have problems with your gutters and need to have them cleaned again, please call the management company at 830-4848.

PARKING:

Parking at Verona is always at a premium and holiday festivities make it even worse. Please do your part by parking your vehicles in the garage to its full capacity. Also, do not store your vehicles in the parking stalls if you are out of town for a few days. Your neighbors definitely thank you for being courteous.

SPRINKLER HEAD REPLACEMENT

The sprinkler head recall corrective work is now in progress and many owners have already had their

sprinkler heads replaced. More work will be scheduled in the new year.

Please be sure to notify the Association's management company when your sprinkler heads are replaced. We will need this information for the Association's insurance carrier. Thank you.

ARCHITECTURAL REQUIREMENTS:

Please remember that all Verona residents are required to obtain written architectural approval prior to making any changes to their properties, both inside and outside. This includes, but is not limited to, the installation of satellite dishes, windows, and interior remodeling.

If you are planning to make changes to your property and need a form, please contact the management company. You also need to allow time in your project planning for the architectural process to take place.

HOLIDAY DECORATIONS:

Don't forget to have all your holiday decorations removed by January 15th, including your lights and light clips.



**THE BOARD OF DIRECTORS WISHES YOU AND YOURS A
HAPPY AND PROSPEROUS NEW YEAR!!!**