



Murieta

Murieta Owners' Association

P.O. Box 345

Newark, CA 94560

Phone: (510) 683-8794

Fax: (510) 683-8940

Website:

www.murietahoa.org

Email:

murietahoa@gmail.com

OFFICE HOURS:

Mon, Wed, Thurs

9:00 a.m. - 4:30 p.m.

Tuesday

9:00 a.m. - 6:00 p.m.

Friday

9:00 a.m. - 2:00 p.m.

Closed Sat. & Sun

Important Dates:

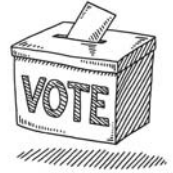
- Applied Pest Mgmt. visit, 4/2 & 4/16, 9:00 - 11:00 a.m.
- Women's Koffee Klatch, Monday 4/8 in the North Clubhouse @ 9:00 a.m.
- HOA/Annual Meeting: Tuesday, 4/9 in the North Clubhouse @ 7:00 p.m.
- Finance Com. Meeting: Tuesday, 4/16 in the North Clubhouse @ 6:30 p.m.

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline:
(510) 578-4965

Murieta News



APRIL 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Have you Mailed your Ballot In?

By now you should have received your ballots for the annual Election of Directors. You may ask yourself, why is it so important to vote? A top reason for casting your vote, is to protect your investment and our Association may be the best tool you have to do just that.

You purchased your home with an expectation that your property would be protected by the CC&Rs (Covenants, Conditions & Restrictions), and maintained to a certain standard. The CC&Rs are legally binding covenants, filed with your real property records and are meant to protect, preserve, and enhance property values in the community. The Association enforces these restrictions which among other things, controls the appearance of the property (including patio's & balconies). If deed restriction violations are not corrected, there can be very negative results over time.

Association's also collect dues that fund the Operating budget which is used to pay for things such as the water bill, landscaping, pool, garbage and recycling services. The dues also fund the Reserve account which is used to pay for big ticket items such as roof repairs, painting of the complex and asphalt repairs.

How is this relevant to casting your vote? The Association, acts through its Board of Directors. Each member of the Board has the responsibility for making decisions that affect each member of this community. So, when you vote, you are deciding which candidate you trust to make those decisions on your behalf.

On this year's ballot three vital issues will be decided:

- ◆ Election of 5 Board of Directors for the 2019-2020 term.
- ◆ The issue of whether HOA Earthquake Insurance is purchased this year (*Motus Insurance remains available*). Contact Paula with Socher Insurance for details or any questions at (650) 784-0964.
- ◆ The IRS Resolution. CPA Recommends passing this.

If you haven't already, please cast your vote and join us for the Annual Meeting of the Membership held at the North Clubhouse on April 9, 2019 @ 7PM.

Plan Ahead For The Elevator To Be Down 8 - 10 Weeks (Bldg. 4)

The elevator in Building 4 (39931) will be modernized beginning April 15, 2019. Unfortunately, there is no way around it, once the work begins, **the elevator will be down for a maximum of 8-10 weeks**. Please plan accordingly.

Additionally, the elevator in Building 2 (39997) will be next in line to be modernized. This is **tentatively** schedule for June but may change as dates near and are confirmed. Contact the office with any questions.



BOARD ELECTION VOTE

ALL BALLOTS must be received by Tuesday, April 9th at 7:00 p.m.

Safety Alert Reminder

There has been a rash of car break-ins, thefts and suspicious people inside our community recently. We are not the only victims in the area as other cities are dealing with the same increase in crime around the Bay Area. As a result, we need to be more vigilant in watching for suspicious activities around our community.

Activities that have occurred and can occur again including trespassing, vehicle thefts and vandalism. Make sure all common gates/doors are closed completely before walking away. Push the door bar in all the way to activate the locking mechanisms every time when entering the building. Don't let anyone in behind you if you don't know them or you cannot verify their identity. Do not leave anything, especially valuable items, in plain sight or in your car if possible. Bags, electronics, gate clickers, dash cams, FastTrak transponders, money, paperwork, clothes, sunglasses can be enticing to the criminal. Always lock your car before stepping away. Before you go to bed, turn off the lights behind you and glance outside (e.g. parking lot and lawn areas) to see if there is anyone outside hanging out with no purpose.

If you see someone who seems to be trespassing, try to get a good description of that person including ethnicity, height, clothing, direction of travel and why they look suspicious or what crime they are doing, date and time of day. **DO NOT APPROACH ANYONE YOU DON'T KNOW.** Call 911 for life-threatening emergencies or in progress crime or contact Newark PD Non-Emergency hotline at 510-578-4237 for other suspicious but non-emergency matters. Always notify the HOA office after contacting the police.

The HOA is also working on adding more lights throughout, assessing possible camera system and security night patrol as preventive measure.

Thank you for your attentiveness to increase our community safety. Please contact the HOA office for questions or suggestions.

Just A Few Notes

- ◆ Several parking spaces are available for rent throughout the complex. Please contact the Office for information.
- ◆ More window screens are available for purchase at the office.
- ◆ Flatten all boxes prior to placing into the recycle bins. Please be courteous and make room for everyone to share the recycle bin.

Motus Opt-In Earthquake Insurance

ENROLLMENT / RENEWAL WILL OPEN ON APRIL 30, 2019

The Murieta Board is making the Motus Earthquake Insurance Program available to owners for the second consecutive year. The Motus program allows Murieta owners to "opt-in" to earthquake insurance tailored to the needs of the HOA. Among many other advantages, Motus offers up to \$270k of coverage at Murieta, compared to the California Earthquake Authority's cap of \$100k.

THE DEADLINE TO SIGN UP IS JUNE 10, 2019

To learn more, look for your enrollment package (to be sent via mail and email) or go to <http://www.motusins.com> (use HOA Code "MUR560"). Contact Motus directly with any questions: 833.668.8746 / info@motusins.com.

Bulky Bin This Month

The bulky item dumpster will be here from **4/4/2019 – 4/11/2019**, and will be placed in the guest parking spaces against the back wall near Bldg. 3 (39953). Only non-hazardous household items can go inside the bin.

Hazardous waste items such as paint, batteries, pesticides, bleach and cleaners, florescent blubs can be dropped off at the Fremont Household Hazardous Waste Facility located at 41149 Boyce Road, Fremont CA. For more information on accepted items, call 800-606-6606.

All electrical items need to be recycled at any e-waste recycling center. E-Waste Buyback & Recycling Center may pick up items for free. For more information about free pick up and accepted items, please call them at (510) 468-2642. They are located at: 33548 Central Avenue, Union City, CA 94587.

NOT PERMITTED: Hazardous waste, tires, or auto parts; fluorescent tubes or batteries; appliances (stoves, washing/drying machines, dishwashers, refrigerators, etc.); TVs, food waste; and dirt, concrete, tile, construction debris, gravel, sand or rock. You must make arrangements to dispose of these items directly. Al Hansen's Hauling Service is available for personal item pick-ups at (510) 792-0306.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on 4/4 & 5 in Building 4 (39931), Building 5 (39865) & Building 6 (39887).