



Murieta

Murieta Owners' Association

P.O. Box 345

Newark, CA 94560

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Website:

www.murietahoa.org

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**** SPECIAL OFFICE HOURS:**

2/1 - 2/15 (Mon - Fri)

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

2/18 - 2/28

Mon, Wed, Thurs

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

Tuesday

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

Closed Sat. & Sun

Important Dates:

- Applied Pest Mgmt. visit, 2/5 & 2/19, 9:00 - 11:00 a.m.
- Women's Koffee Klatch, Monday 2/11 in the North Clubhouse @ 9:00 a.m.
- HOA Meeting: Tuesday, 2/12 in the North Clubhouse @ 7:00 p.m.
- Finance Com. Meeting: Tuesday, 2/19 in the North Clubhouse @ 6:30 p.m.

2019 Dues Reminder:

- 1 Bedroom - \$343.96
- 2 Bedrooms - \$376.34
- 3 Bedrooms - \$399.65

Murieta News



FEBRUARY 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Elevator Modernization for Bldg. 4 (39931 Cedar Blvd.) Begins March 2019 Out Of Service 8-10 Weeks!

Two elevators are scheduled to be modernized this year. The Board has contracted Thyssenkrupp Elevator Company to modernize these elevators. ThyssenKrupp will modernize one elevator at a time. Over 90% of the components and equipment will be new which will extend the life of the elevator for another 25 years. The interior cab will be updated as well.

The elevator in **Building 4 (39931 Cedar Blvd., Newark CA 94560)** will be the **first** one to be modernized this year. Thyssenkrupp will begin set up and prepping work March 1st, 2019. **The elevator is expected to be taken out of service any-time between the dates of March 1st, 2019 – March 15th, 2019 (pending permit approval).** If there are any delays, we will update the notices in your building.

Unfortunately, there is no way around it, once the work begins, **the elevator is expected to be out of service between 8 to 10 weeks.** The time frame allows for city and state inspections and approvals. Please note that for safety reasons, the elevator cannot and will not be put back into service without these approvals. Each resident will need to plan accordingly during this time. ThyssenKrupp will do what they can to minimize the downtime but you must plan accordingly for the full length of time.

Immediately following this modernization, the elevator in building 2 (39997) will be the next elevator to undergo work. Once dates are confirmed we will notify the residents of this building.

Anytime during this process, you may contact the office for updates. If you have any further question, please contact the office.



Volunteer to Serve on the Board!!

Murieta's Annual Meeting of the Membership and Election of Directors will be held on April 9, 2019.

Murieta Owners are encouraged to step forward to serve as Board Members. Serving on the Board is a great opportunity to work on a team to improve our community. You can be instrumental in HOA decisions that directly affect the community.

Nominee requirements are that an owner is living at Murieta and is in Good Standing. All you need is honesty, maturity and a willingness to be of service to others. Board members are asked to attend one meeting a month and stay in contact with other Board Members and the office via email. Interested owners are encouraged to contact the office for a Nomination Form.

NOMINATE NOW!

HURRY! BOARD NOMINATIONS ARE DUE BY: FEBRUARY 22, 2019.

Murieta Reminders

- ◆ **Annual Maintenance:** Don't forget to inspect your unit for necessary repairs. For your convenience, an annual maintenance checklist is available at the HOA office and our website.
- ◆ **Dispose of Garbage Properly:** Trash bags left in the hallways or outside of your unit door are never permitted, not even for a few minutes. This activity attracts rodents. Rodents can smell from a distance. Fines will be imposed for persons caught doing this. Please do not drag the garbage bags from your unit to the dumpster. Owners who smeared the common area will be responsible for the cleaning cost.
- ◆ **Making Auto-Payments:** You can avoid late charges by signing up for automatic payments withdrawn directly from your checking or savings account. To set-up automatic payments, visit us online at: murietahoa.org, click on Documents & Info on top of the page and choose **Forms, Fees & Insurance**. Click on **Automatic Payment Authorization**, print and complete this form.
- ◆ **Quiet Hours:** From 10:00 p.m. to 6:00 a.m. Washers and dryers cannot be used during these times. Using sound-generating home electronics can be used as long as they do not create a nuisance for neighboring units.
- ◆ **Do Not Prop Doors Open:** If you notice a building entrance door propped open, close it. As a reminder, unit front doors cannot be propped open. If you witness someone propping their unit's door open, please report them to the office.
- ◆ **Donation Bin:** Salvation Army staff periodically picks up donations at Murieta. The small items donation bin is located near the North Clubhouse. It can be used for donating your clothes, toys, or other small household items. For items that cannot fit into the donation bin, please contact Salvation Army directly for their nearest location that can accept larger items. Thank you for your generosity.
- ◆ **Temporary Office Hours:** From 2/1 to 2/15, office will be opened from 9:00 a.m. to 2:00 p.m. Please see the front page for details.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of February 4th through 8th in Building 7 (39843) and Building 8 (39821).

Northside Landscaping

The Board approved the removal of the junipers in the northside courtyard. This work is currently underway. This is not a play area. There are large tree roots and possibly pest and animals that may still reside there. Please make everyone in your unit aware of this and have them stay off the landscaping. Anyone damaging the landscaping will be held accountable for the cost to repairs or replacements.

Guest & Vendor Parking

Residents cannot park in Guest Parking or Vendor Parking at any time.

The office has received reports of resident's guest not having anywhere to park primarily because other residents have been taking up this space. Guest parking is designated for guest and residents cannot park in guest parking at any time.

If you have more than 2 vehicles, it is your responsibility to make arrangements for parking. The office can help connect you with an owner that is renting their parking space.

Unauthorized use of Guest Parking will result in a hearing, fines and your vehicle may be towed.

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are **81** homeowners on the Waiting List to obtain an authorized rental status. All units sold must be for owner-occupancy only and cannot be investor purchases.

Unauthorized rentals are subject to Hearings, daily assessments and loss of privileges. **Please see your CC&Rs page 13 regarding rental restrictions**. To get on the Rental Waiting List to obtain authorization to rent your unit, please send an email request to: murietahoa@gmail.com and you will receive a confirming email response for your records.

Women's Koffee Klatch

The Women's Koffee Klatch meets at 9:00 a.m. in the North Clubhouse on 2/11/2019. We would like owners & renters alike, to come and join us for conversation, coffee, donuts, bagels and sometimes fruit. We have had some good discussions on what is taking place in our community.

Go Green - Go Paperless! To request email Statements and Newsletters, please send an e-mail to murietahoa@gmail.com using your preferred email.