



Murieta

Murieta Homeowners' Association

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Phone: (510) 683-8794

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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 AM - 2:00 PM

Important Dates:

- **New Year's Day**
Tuesday, 1/1
OFFICE CLOSED
- **Applied Pest Mgmt.**
visit, 1/2 & 1/15,
9:00 - 11:00 am
- **Women's Koffee Klatch,**
Monday 1/7 in the
North Clubhouse @
9:00 a.m.
- **HOA Meeting:** Tues-
day, 1/8 in the North
Clubhouse @ 7:00 p.m.
- **Finance Com. Meeting:**
Tuesday, 1/15 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

Happy New Year!!!

JANUARY 2019 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Homeowner's Annual Checklist:

The following are list recommendations provided to you for the general maintenance and upkeep of your unit. The HOA advises you to perform the duties listed below on a minimum of an annual basis.

PLUMBING (You May Want to Employ a Licensed Plumber for Items on this List)

1. Inspect the water heater pan for any signs of leaks.
2. Inspect the gas fittings by applying soap and water on the gas shut-off valve to test for bubbling of leaking gas. If there is a leak, call PG&E immediately.
3. Water valves can freeze over time. Test all toilet, faucet and water heater valves.
4. Inspect the areas underneath all sinks; check for leaks from valves, water supply pipes and drains, garbage disposals, etc.
5. Test for toilet tank leaks.
6. Visually inspect all shower heads and tub spouts for leaks.
7. Clean sink drains with enzyme cleaner which foams up in the drain and breaks down sludge.
8. Check the silicone, or caulking, throughout your kitchen and bathroom(s) for damage and/or failure.
9. If you shut-off the water to your stack (your stack includes only the units directly above and/or below yours), you must notify your neighbors at least 24 to 48 hours in advance whenever possible.
10. First floor residents should check the water spigots in their patios.
11. You can use a water pressure gauge to test the water level at your unit. The water pressure level at Murieta is 62psi.
12. Check the floor around washing machines, refrigerators and dishwashers for signs of water leaks.
13. Check seals around the fixtures. Gaps will cause leaks.

HEATING

1. If you have and use your fireplace, you must perform a certified chimney sweep at least once a year and provide documentation to the office.
2. Check furnace valves with soap and water to test for possible gas leaks.
3. Replace furnace filters. If it gets clogged, it may stop working.

GENERAL MAINTENANCE

1. Lubricate all hinges on doors, cabinets, and window slides.
2. Clean all window and slider tracks and lubricate.
3. Replace smoke and carbon monoxide alarm batteries.

Happy New Year!

Welcome to 2019 Murieta Residents. The Board and the staff want to thank each and every one of you for your cooperation and patience as we worked together improving the community this past year. We were able to accomplish so much in a timely and efficient manner.

This year Building 2 (39997) & 4 (39931) will have the elevators modernized. Also Hydro-flushing the main lines will be on the schedule for all buildings.

The Board's goal is to protect, preserve, maintain and enhance the Association. So lets continue to work together in keeping this community a beautiful place to live. Happy New Year everyone!

May We Suggest a New Year's Resolution? How About Running for the Board...

Murieta Owners are encouraged to serve as Board Members. This is an excellent way to serve your community. Board members have a responsibility to upholding the Governing documents and make key decisions for our community.

Nominee requirements are that an owner is living at Murieta, is in Good Standing, attends the monthly meeting on the 2nd Tuesday of each month and stays in contact with the office via email. All you need is honesty, maturity and a willingness to be of service to others. Interested owners are encouraged to fill out a Nomination Form.

Murieta's Annual Meeting of the Membership and Election of Directors will be held on April 9, 2019. **Nomination Forms are due by 2/22/2019.**

Update Your Emergency Contact Info

Please take a moment to update your emergency contact information with the office. It is vital for the office to be able to get a hold of you in case of an emergency.

New Parking Permits

We have a new style of parking permits. They are a bit more discrete, yet reflective so that they are easier to spot. These permits also last longer and will hold up in car washes. We will be phasing out the old blue permits but they will still be valid through the end of year 2019.

If you have the old style blue permit and want to update it, you may contact the office at anytime. Since we already have your information on file, obtaining a the new permit is quick. You do not have to come into the office. Call or email us and we will verify/update the information on record and issue you a new one by either dropping them off at your door or mailing it to you.

For those of you that need a replacement or need to register your vehicle, you may also do so via email.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of January 21st through 25th in Building 4 (39931), Building 5 (39865) and Building 6 (39887).

Mr. Unlimited offers discounts to those who want their unit's carpets cleaned on the day they are in your building. For an estimate, contact : (650) 679-5544.

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

Let's Spruce Up The Place!

Patio/Balconies: Only patio furniture & patio related items may be placed in your patios/ balconies. Items NOT permitted are Indoor furniture, appliances, storage items, boxes, recycling, garbage bags, bins, ladders, broom, mops, vacuum cleaner, etc. If you have any of these items, please remove them from your patio/balcony.



Window Screens & Patio Screen Doors: Check windows screens & patio screen doors for tears. Replace & repair as needed. They sell the doors at Home Depot.

Window Coverings: Check your blinds for damage. Replace as needed. Please note that window covering must be white or off white pursuant to the Murieta Rules.

Lattice: Lattices must be the approved style and must fit the full length and width of your balcony. It also must be oxford brown or an equivalent color. No mesh or netting can be attached.

Potted Plants & Patio Landscape: All potted plants must have a drip pan to catch water overflow. Water damage caused by overflow will be the responsibility of the owner to pay. Please maintain your patio's landscaping. If you have a tree in your patio, it must be kept pruned so that it does not encroach into the balcony space of the unit directly above.

Community Grounds, Hallways & Mailbox Areas: Please dispose of your items appropriately. Remember this is your community. Please don't trash it. If you see garbage on the ground pick it up and throw it away.

Dumpsters: Please flatten boxes before placing them in the recycle bins. This keeps overflow down and reduces mess in the dumpster areas. This is also now a Murieta rule effective 1/15/2019. Owners violating this will be subject to fines. Do not throw garbage in the recycle bins.

Elevator Modernization For Bldg. 2 & 4 Out Of Service 8-10 Weeks

The elevator in Building 2 (39997) & Building 4 (39931) will be modernized this year by Thyssenkrupp Elevator Company. They will modernize one elevator at a time.

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**. Each resident will need to plan accordingly during this time.

This is **tentatively** schedule for Mid-March but will change as dates near and are confirmed. Once all permits are processed and dates are confirmed we will notify the residents in each building. If you have any question, please contact the office.

