



Murieta

Murieta Owners' Association

P.O. Box 345

Newark, CA 94560

Phone: (510) 683-8794

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Website:

www.murietahoa.org

Email:

murietahoa@gmail.com

NEW OFFICE HOURS:

Mon, Wed, Thurs, Fri

9:00 a.m. - 3:00 p.m.

Tuesday

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

Closed Sat. & Sun

Important Dates:

- 4th of July & 7/5: OFFICE CLOSED.
- Pest control visit, 7/2 & 7/16, 11:00 a.m. - 1:00 p.m.
- Garden Party, 7/13 @ 11:00 a.m.—2:00 p.m.
- HOA Meeting: Tuesday, 7/9 in the North Clubhouse @ 7:00 p.m.
- 2020 Budget & Finance Com. Meeting: Tuesday, 7/16 in the North Clubhouse @ 6:30 p.m.



Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline:
(510) 578-4965

Murieta News

JULY 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Community Garden Party, Saturday 7/13/19

Did you miss our annual BBQ? No worries! We have you covered. Please join us for our very own community garden party.



It will be held outside of the North Clubhouse on **Saturday, July 13**. This community gathering will begin at 11 a.m.



We will grill some meat dishes including tacos with vegetarian options available. Refreshments will be served. Please feel free to whip up your favorite side dish, international dish or dessert to share.



As always, we encourage you to come mingle and spend some time getting to know each other. We are after all a beautiful community filled with wonderful people. **We hope to see you there.**

No Fireworks

City of Newark
Fireworks Hotline
866/520-7233



No fireworks of any kind including "Safe & Sane" are allowed anywhere on Murieta Property including parking lots. The Newark Police Department has established a "Fireworks Hotline". If you witness ILLEGAL fireworks, please call the Police Department's Fireworks Hotline at 866-520-7233 .

Please have a safe and enjoyable Independence Day celebration!

Organics Program in Full Effect in Newark

In the City of Newark, multi-family properties with 5-units or more are required to arrange for separate collection of organics which are food scraps, food-soiled paper and plant debris. The Alameda County Waste Management Authority is actively enforcing all phases of this Mandatory Recycling Ordinance.

In an effort to be in compliance with this mandatory ordinance, the Association has arranged through Republic Services to bring the program to our community.

Unfortunately not all the enclosures are large enough to fit the bins therefore, the green organic bins will be placed in the two dumpster enclosures located at the center of the community's main driveway.

Additionally, you may pick up a free kitchen pale at the office while supplies last.

Bldg. 2 (39997) Elevator To Be Down 10 Weeks

The elevator modernization in Building 2 (39997) will be underway this month. **The elevator will be down for approximately 8-10 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.

Additionally, please keep in mind that when the new elevators are back in service, adjustments may be necessary in the beginning. The components are new & operate differently then the old ones. Contact the office with questions & updates.

Water Leaks

Water leaks can cause thousands of dollars worth of damages especially from a water heater located on a 2nd or 3rd floor unit because it will impact your neighbors .

The majority of water leaks can be prevented. Here are some tips to avoid the water leak woes.

1. Inspect your water shut off valves. They are located on your water heater, toilets, and under the kitchen and bathroom sinks. Check them for signs of leaks and rust. Too often, a leak occurs and the water cannot be turned off because the valve is broken. If you notice a problem, contact a licensed plumber.
2. Water heaters don’t last forever. Check your water heater. This information is typically located on the water heater itself. Check the shut off valves. Check the pipes for rust. Check the pan for signs of water. If there is rust on the pipes or water in the pan, you may have a problem waiting to burst. Water heaters must be serviced annually.
3. Check your toilet and base for signs of seepage.
4. Do not pour or flush inappropriate items down the drain. Example, sanitary napkins, diapers, sand, construction material, cloth. This can cause a clog in the mainline.
5. Report to the office for any backing up of water immediately.
6. Repair leaking fixtures immediately.
7. Report water stains in your ceiling or wall to your adjoining neighbor and the office immediately (small water stains too). They may have a leaking pipe they are not aware of.



Failure to adequately monitor and maintain your unit’s accessible plumbing of failure to report a leak will establish negligence on the part of the homeowner. This is especially true in cases of water damage that could have been otherwise avoided.

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on July 15th to 19th in Building 4 (39931), Building 5 (39865) and Building 6 (39887).

Mr. Unlimited offers discounted rates to residents who would like their own carpets cleaned on the day that he will be in your building. If interested, please call Mr. Unlimited at: (650) 679-5544 for an estimate.

2020 Budget Meeting, 7/16 at 6:30 PM

The planning of the 2020 budget will begin during the Finance Committee held on July 16, 2019 @ 6:30pm at the North Clubhouse. No experience in finance is required. Your presence and input as a homeowner are very important. Please join us for this important budget drafting session.

Bulky Items Pick-Up, 8/9/19

The bulky item dumpster will be here on August 9th, 2019 through August 16th, 2019.

The following items **ONLY CAN BE PLACED INSIDE** the bulky item dumpster: furniture, mattresses, toys, bicycles and other non-hazardous household items.



The following items **MUST NOT BE PLACED INSIDE ANY MURIETA BIN:**

- ◆ Hazardous waste, tires, or auto parts.
- ◆ Fluorescent tubes or batteries.
- ◆ Appliances (stoves, microwaves, ovens, washing machines, dryers, dishwashers, refrigerators, or vacuum cleaners).
- ◆ Dirt, concrete, tile, construction debris, gravel, sand or rock.

Residents **MUST** make arrangements to dispose of these items personally. Al Hansen’s Hauling Service is available for personal large item pick-ups at (510) 792-0306.

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are **88** 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.



***NEXT MONTH IN AUGUST:
National Night Out Ice Cream Social***