



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, 3/5 & 3/19, 9:00 - 11:00 a.m.
- Women's Koffee Klatch, Monday 3/11 in the North Clubhouse @ 9:00 a.m.
- HOA Meeting: Tuesday, 3/12 in the North Clubhouse @ 7:00 p.m.
- Finance Com. Meeting: Tuesday, 3/19 in the North Clubhouse @ 6:30 p.m.

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline:
(510) 578-4965

Murieta News



MARCH 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Elevator Modernization - Bldg. 4 (39931) **DELAYED TO APRIL 15TH**

The estimated start date for Building 4 (39931) is delayed due to unforeseen circumstances. The new estimated start date will be April 15, 2019. Once the work commences the elevator will be down for 8 - 10 weeks. Please plan accordingly. Please contact the office if you have any questions or concerns.

Elections Approaching April 9th

Did you know that we share ownership and management of our whole community? Did you know that as a homeowner in good standing you are eligible to have a voice in the improvement of the Murieta community? You can do this by attending any Homeowner or Finance Committee meeting or volunteering to serve in particular areas. You can also do this by placing your name on the ballot for election to the Board this year.

Our Board of Directors consists of 5 elected homeowners who make the interests of the Murieta community a priority in their lives. They make decisions in the Association's best interest by upholding the governing documents.

Join us at one of the upcoming meetings. Take a seat and listen in or voice your opinion on the many topics we discuss that will impact the entire community.

Upcoming Meetings:

- ◆ Open Board Meeting – March 12, 2019 @ 7pm at the North Clubhouse.
- ◆ Finance Committee Meeting – March 19, 2019 @ 6:30 pm at the North Clubhouse
- ◆ Annual Meeting of the Membership – April 9, 2019 @ 7pm at the North Clubhouse. Open Board meeting will immediately follow.

All owners will be receiving their ballot to vote this month. **Ballots must be received by April 9th by 7:00 p.m.** If you lost, or did not receive a ballot, replacement ballots will be available at the office. Owners can turn their ballots into the office, or drop it into the drop box at the office any time prior to the cut-off time.

2nd & 3rd Floor Unit Carpeting CC&R Requirement at Murieta

All second and third floor units are required to maintain soft-cover floors throughout the interior of their units with the exception of the kitchen and bathrooms. Unauthorized installation of hard flooring will result in Hearings and possible fines. Ultimately, non-compliant owners will be required to re-install soft-cover floors at the owner's expense.

If your unit is on the second or third floor and has unauthorized hard flooring, you must remove it and re-install soft-cover floors. If you are planning to sell your unit and have unauthorized flooring, this will also create an additional complication as owners will be required to get their unit into compliance before the close of escrow and must disclose the violation to potential buyers.

Vehicle Break-Ins

It is sad to say there have been several recent car break-ins. For this reason, the HOA is in the works to enhance lighting throughout and approved security camera system in certain areas of our complex.

What we also recommend is that everyone in our community takes extra precautions such as: 1) NEVER leave ANYTHING exposed in your vehicle even for a moment, 2) hide your vehicle license information, 3) report suspicious activity to the Newark Police Department non emergency 510-578-4237. Although the Police Dept. will not usually act on suspicious activity, details of license plates and descriptions of those considered to be acting suspiciously will be noted in the event that a later crime takes place.

Murieta will continue to work on being a safe community and that's where we each have a part!

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.

Proper Recycling

Yes, we're now monitoring our valuable recycling program. We're now notifying all owners or renters who do not comply with the cardboard recycling requirements. Always remember to break-down cardboard boxes and put it into the blue Recycle bin.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of March 7th through 8th in Building 1 (39975), Building 2 (39997) and Building 3 (39953).

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

Bulky Items Pick-Up Scheduled for April

The bulky item dumpster will be here in April.

In preparation for the bin's arrival, please begin to collect old furniture, mattresses, toys, bicycles and other non-hazardous household items that **MUST NOT BE DISPOSED OF** in the regular bins.

The following items CANNOT be placed in ANY bins at Murieta:

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

You **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.

Manager's Update

- ◆ We have resumed walkthroughs throughout the complex. Compliance will be enforced.
- ◆ Elections will take place April 9, 2019. Owners should be receiving ballots in the mail this month.
- ◆ Elevator Modernization for Building 4 (39931) has been delayed to Mid-April.
- ◆ We are in the middle of gathering hydro flushing bids to clean the main lines. Residents will be notified in advance of the scheduled cleaning date.
- ◆ Unfortunately water leaks continue to affect residents. Don't forget to inspect your unit for necessary repairs or signs of a leak. For your convenience, an annual maintenance checklist is available at the HOA office and our website. All homeowners should have an HO6 insurance policy. It is recommended that your insurance agent speak with the Association's insurance agent in order to craft a policy for you so that you are not over or under insured. The [Water Leak Emergency Procedures](#) form is available at Murietahoa.org under the [Forms, Fees & Insurance](#) link.