



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:

- Pest control visit, 5/7 & 5/21, 9:00 - 11:00 a.m.
- Women's Koffee Klatch, Monday 5/13 in the North Clubhouse @ 9:00 a.m.
- HOA Meeting: Tuesday, 5/14 in the North Clubhouse @ 7:00 p.m.
- Finance Com. Meeting: Tuesday, 5/21 in the North Clubhouse @ 6:30 p.m.
- Memorial Day: Monday, 5/27, Office Closed

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline:
(510) 578-4965

Murieta News



MAY 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Annual Meeting Quorum Achieved!

Thank you to all the homeowners that participated in the 2019 Annual Meeting both in person and by ballot. The following owners form the 2019–2020 Murieta Board of Directors: Anthony Garside as President, Pauline Russell as Vice President, Matthew Jue as Treasurer, Vidit Mody as Secretary and Judy Jones as Director at Large. The IRS Resolution **passed**. The 2019 Earthquake Resolution **failed**.

MOTUS Earthquake Insurance Enrollment

The Association has enrolled in a Motus Earthquake Insurance Program. This gives each owner the option to purchase earthquake insurance coverage designed specifically for our Association. The Motus program offers 3 types of coverage: Real Property, Personal Property and Loss of Use or Rent. To get a free quote, go to <https://app.motusins.com> and enter Code "MUR560". If you have questions, or to learn more about the Motus Program, call (833) MOTUS-INS, or email info@motusins.com.

Each owner will receive enrollment documents via their preferred notice method. **Enrollment ends June 10, 2019.**

Annual Financial Disclosure

Each year the Association's hires an outside CPA, Levy, Erlanger & Company to review the Association's books and to complete an Independent Accountant's Review Financial Report for distribution to each owner.

The Annual Financial Disclosures were distributed the month of April via their preferred notification method (email or mail). We recommend retaining a copy for future financial needs.

If you did not receive this important annual disclosure, please notify the office and one will be provided to you. Those of you that opt for email notifications, please check your spam.

Bldg. 4 (39931) Elevator To Be Down 8 - 10 Weeks

The elevator modernization in Building 4 (39931) has begun in April, and 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.

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are 86 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. To get on the Waiting List to obtain rental authorization, send an email request to: murietahoa@gmail.com

Murieta Reminders

- ◆ **Dispose of Household Waste** - Please place waste and recyclables in the in the appropriate bin. Our waste company can refuse to pick up the bin until it is sorted. Also, break-down boxes when you recycle them. We continue to find the bins overflowing because boxes aren't being broken-down and take up the room in the bin.
- ◆ **Selling Your Unit** - Homeowners should notify the office if you are planning to sell your unit. No "For Sale" sign is allowed in any common areas including patio fence or balcony railing. Please have your agent contact the office to understand other general rules before listing your unit.
- ◆ **Ornamental fountains** - Please do not place anything into the fountains because this can cause damage and require costly replacement of pumps. Please do not walk in or touch the fountains.
- ◆ **Maintenance Requests** - If you notice any common area item (such as door handles, locks, lights, gates, etc.) that are in need of repair, please contact the office so we can place a work order for repair. Unit doors and windows are homeowner responsibility to maintain and repair.
- ◆ **Pool Schedule**:- The pools will be open and pool furniture will be out on Memorial Day Weekend. Pool hours will be enforced. Please keep the noise at a considerate level.
- ◆ **Exterior Lighting** - Additional exterior lighting throughout the community has been installed. More enhancements are planned.

Women's Koffee Klatch

The Women's Koffee Klatch meets at 9:00 a.m. in the North Clubhouse on 5/13/2019. 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.

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on May 9th and 10th in Building 7 (39843) and Building 8 (39821).

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.

Heat Sensors & Fire Horns

You may have noticed the heat sensors (the round white disks) on your ceilings or the fire horn (the white box that looks like a speaker) mounted in the hallway of your unit. These fixtures are part of the Murieta Fire Protection System.



Residents should **NEVER** remove this equipment for the purposes of making repairs or home improvements to your walls and ceilings. **DISCONNECTING A HEAT SENSOR OR FIRE HORN WILL AUTOMATICALLY SET OFF THE FIRE ALARM SYSTEM IN THE ENTIRE BUILDING AND COST WILL BE PAID BY HOMEOWNER.**

Inspections of Patios/Balconies

Only patio furniture and patio related items may be placed in your patios and balconies. **BOXES!**, Indoor furniture, hanging lights, storage items, recycling, garbage bags, cans or bins, ladders, tools, brooms, mops, vacuum cleaners, etc. are not permitted in your patios or balconies and must be stored elsewhere.

In order to maintain a consistent, tidy appearance and comply with the Murieta Rules, please take a moment to assess your patio/balcony. The office will perform a detail inspection in May. Violations will result in hearing & fines. **Owners not complying with rules will be subject to hearing and fines.**

Shopping Carts

Abandoned shopping carts in front of our complex is aesthetically harmful to the community. For this reason, we encourage the use of personal folding carts to transfer items to your unit. Amazon has an array of folding shopping carts starting at \$20. These carts can easily be tucked away in a small space like in a closet or under a bed.

Please be courteous to your neighbors and the community. If you plan to bring a shopping cart in to the complex, plan on taking it back.



NEXT MONTH IN JUNE:

- *Annual BBQ*

