



Murieta

Murieta Homeowners'

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 AM - 4:30 PM

Tuesday

9:00 AM - 6:00 PM

Friday

9:00 AM - 2:00 PM

Closed Sat. & Sun

Important Dates:

- Applied Pest Mgmt. visit, 11/6 & 11/20 @ 9:00 - 11:00 a.m.
- Women's Koffee Klatch, Monday 11/12 in the North Clubhouse @ 9:00 a.m.
- HOA Meeting: Tuesday, 11/13 in the North Clubhouse @ 7:00 p.m.
- 2019 Finance Com. Meeting: Tuesday, 11/20 in the North Clubhouse @ 6:30 p.m.
- Thanksgiving Day & the Day After, 11/22 & 11/23
OFFICE CLOSED

Murieta News

NOVEMBER 2018 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

The 2019 Budget & Rules

The 2019 Murieta HOA Operating Budget has been completed and will be approved at the open Board of Directors meeting that will be held on **November 13, 2018 at 7:00 pm at the North Clubhouse.**

Whilst we have been able to keep projected operating expenses as low as possible there will be an unavoidable increase of approximately 1.2% over the 2018 dues starting January 1st, 2019. The increase is due primarily to a 8.2% increase in contributions to our Reserve Funds. Reserve Funds are like a household savings account which sets money aside to pay for upcoming maintenance projects such as the roof, elevator modernization, etc.

BUDGET HIGHLIGHTS & RESERVE FUND NOTES

The most significant decrease in the 2019 budget is the insurance line items which decreased approximately \$27,000. Areas requiring budget increases include the Reserve Funds which increases \$42,500.

It's important to note that our Murieta village is now nearly 33 years old and we can expect both the expected Reserve Fund maintenance expenditures as well as those that are unexpected.

The final 2019 budget, annual disclosures and the reserve study summary will be in the mail this month; please keep an eye out for it. **Owners should retain this important mailing and it's annual legal disclosures with your HOA documents.** If you do not receive your package by the end of the month, please notify the office.

RULES & INCREASED FINE SCHEDULE

Along with the budget, your packet will include updated & restated Association Rules that incorporate Murieta's Enforcement Policy, Emergency Water Leak Procedures, and an increase in the Schedule of Monetary Penalties along with other changes. Please make it a point to review this important document. The Board will approve these changes at the November meeting. The membership will have 30 days to review the document before it takes effect January 1st, 2018.

Thanks to those who helped and participated in the preparation of these important document. For questions call the office or attend the upcoming Board meeting.



Toys for Tots & Food Drive

Newark's League of Volunteers is collecting food and toys in the Tri-cities area (Newark, Fremont & Union City). There are donation barrels in the North Clubhouse in which residents can put new unwrapped toys and non-perishable foods to donate for the less-fortunate in our community. As a reminder, food barrels will be picked up by Nov 15 & toy barrels will be picked up by Dec 15. Please plan to drop off your donations before these dates. Your generosity is appreciated!

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are 85 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

Info & Reminders

- ◆ Quiet Hours are from 10:00 pm to 6:00 am. Washers and dryers cannot be used during these times. Be considerate to your neighbors to eliminated all other noises as all units have shared walls.
- ◆ 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.
- ◆ Applied Pest Management performs pest control services throughout the complex twice a month. Residents may request an inspection of their unit for any general pest related matters. Additional fees may apply for any special treatments if necessary. Please contact the office for more information.

November Office Hours

November 11th through the 16th, the office will close at 2:00 pm. Please call to make an appointment if you need to come in to fill out paperwork. You may also email or call the office any time. Staff will respond at the earliest convenience.

Pools Closing Nov 1st

Poolside furniture will be put away and the pools' heaters will be turned off for the winter season.

The gym will remain open 24 hours a day, and the pool, spa, sauna and south clubhouse are only open between 8:00 am to 10:00 pm.

After hours use of these facilities can result in hearings and fee assessments. Compliance to all posted pool area signs is required.

Women's Koffee Klatch

On the second Monday of the month, our Murieta Women's Koffee Klatch meets at 9:00 am in the north clubhouse. We would like women of all ages to come and join us for coffee, donuts, bagels, sometimes fruit, and conversation. We have had some good discussions on what is taking place in our community.

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

Trees Maintenance

Tree maintenance will be continued throughout the month of November and into December. Please look for "No Parking" signs that will be posted in advance at parking spaces where residents must temporarily move their vehicle.

Our Home at Murieta

The Board and the Office welcomes all new homeowners. Homeowners are welcome to participate at the Open Forum during Board meetings held on the second Tuesday of every month at 7:00 PM. It is an opportunity for residents to see how the community is run under democratic principles. Our office is located on-site at the North Clubhouse. Residents are welcome to consult with office staff regarding any questions about our community. Remember that we are a community and our life together improves as we extend courtesy to residents by following the Rules and Regulations at www.murietahoa.org.

Reporting Crimes & Suspicious Activities

The Newark Police Dept. recommends that we report **all** crimes to them. If you see **suspicious** activity such as a vehicle circling an area for no apparent legitimate reason, persons loitering in an area, or lights on in a neighbor's unit when they are on vacation, please report this to the Police Dept. **Dial 911 if an emergency or (510) 578-4237 if a non-emergency.**

Be prepared to say exactly why you think the incident is suspicious. When reporting a crime or suspicious activity, be prepared to give a head to toe description of the suspect. You may not be able remember every detail but remembering as much as possible can be particularly helpful to the police. Remember our complex is not crime proof. We need to keep a watch on our community out of concern for our neighbors!

Common Area Carpet Cleaning

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

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