



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

ONLINE OFFICE HOURS:

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

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

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

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

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

Sat-Sun: Closed

Tentative Dates:

- Pest control visit, Tuesday: 4/6 & 4/20 11:00 a.m. - 1:00 p.m.
- HOA Open Online Meeting: Tuesday, 4/13 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 4/27 @ 6:30 p.m. Please contact the Office for participation information.

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News

APRIL 2021 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Have you Mailed Your Ballot?

Election ballots for the 2021 Annual Election went out last month. Like last year, and pursuant to the Election Rules, all ballots must be delivered exclusively to the Inspector of Elections via U.S. mail or by hand. This means that **the Murieta HOA Office may not receive your ballots** either in person or by dropping it off at the Office mail slot as in years past.

You were provided with a stamped pre-addressed return envelope so that you may mail your ballot at any U.S.P.S. mailbox, including those located at your building. If you lost, or did not receive a ballot, please contact Gordon Leung, the Inspector of Elections, at: murietaelections@gmail.com.

Closed Common Areas Update

Alameda County's latest Order, No. 21-01, is still in effect. The Board previously examined the County's requirements as a prerequisite to opening the pools. These requirements presented logistical and financial concerns. They include additional staffing costs, drafting appropriate policies and protocols, and additional maintenance and sanitation costs. Additional considerations were legal and liability exposure, such as requiring 'hold harmless' agreements to be signed. However, hold harmless agreements do not provide 100% liability protection.

While vaccinations are under way, there is still the possibility of virus exposure and the HOA is not covered for virus infections. Virus and bacteria exposure are excluded from HOA insurance coverage. This means that any claim filed against the HOA for virus exposure would not be covered by the HOA's insurance, but instead would be passed along to the homeowners that make up the HOA. A major lawsuit against Murieta homeowners would be financially devastating to many members of the community.

In order to continue to protect the physical and financial well-being of the membership, the common area facilities remain closed. As State and County restrictions are lifted, the HOA can then reopen the common areas.

Earthquake Opt-in Insurance Program

The Board is scheduled to review this Opt-in Motus Earthquake Insurance Program for the Murieta HOA at the April HOA Board meeting (after the Annual Meeting). If approved, the Motus program will allow Murieta owners to purchase optional earthquake insurance tailored to meet the unique needs of condominium owners who are not covered by a master earthquake insurance policy. If approved, enrollment will begin on May 1, 2021, and next month's newsletter will provide specific details on how to enroll.

In the meantime, to learn more about how this optional earthquake insurance coverage works, visit: www.motusins.com or call (833) 668-8746.

**** For questions or concerns, please email or phone the Murieta Office. **
We do not monitor the "Murieta Home Owners and Tenants" Facebook page.**

Secure Home Deliveries

- ◆ When placing orders online, please be sure to include your best contact phone number, intercom directory code and clear instructions so you can guide and buzz in the courier person delivering your packages.
- ◆ If you make online purchases and are expecting home deliveries but haven't received them, please track the delivery for status, check the main entry area (lobby) of your building, as well as the mailboxes area (including your mailbox). We've provided new Amazon drivers with access information for the buildings and complex, but there are often changes with routes and drivers.
- ◆ If you have you found an orange key in your mailbox, please collect your parcel from the parcel box with the matching number. This box is located at your mailbox panel or the panel on the adjacent building. Check your mailbox regularly.
- ◆ **Packages are being stolen and tampered with. In an attempt to curb this, please close all doors behind you.** If a door does not close easily please advise the Office so that a work order is issued.
- ◆ Peephole cameras. Owners may install a peephole camera at their unit door that does not alter the integrity of the fire-rated door. There are easy to install cameras that are widely available at big box electronics stores and online.
- ◆ For extra assurance of a successful delivery, please request that your package should be signed-for. If you are missing a package, or your package was misdelivered, we encourage you to contact your courier directly with any concerns or to report missing items.
- ◆ After receiving your deliveries, please flatten all boxes prior to placing them into the recycle bins. Please be courteous and make room for everyone to share the recycle bin.

Hallway Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on April 2nd and April 5th in Building 5 (39865), Building 6 (39887), Building 7 (39843), and Building 8 (39821).

If you want the entry area of your condo cleaned; the area outside of your unit door, please remove your mats and all other items on the floor. If items are left in your entry area, the carpet cleaners will clean around them and will not disturb them.

Bulky Items Pick-Up



The bulky item dumpster will be here starting Thursday, April 1, 2021 and will be here through Monday, April 13, 2021. Please mark your calendars so you can take advantage of this opportunity to dispose of old furniture, mattresses, toys, bicycles and other large household items.

There are items that are **NOT PERMITTED** in the bulky bin and you must make personal arrangements to dispose of other items such as the items listed below:

- ◆ Hazardous waste or toxic materials.
- ◆ Tires or automotive parts.
- ◆ Fluorescent tubes or batteries.
- ◆ Appliances (stoves, microwaves, ovens, washing machines, dryers, dishwashers, refrigerators, freezers, air conditioners, or vacuum cleaners).
- ◆ Televisions, computers, computer monitors, printers, or computer components.
- ◆ Pressure treated wood, dirt, concrete, tile, construction debris, gravel, sand or rock.
- ◆ Any type of liquid waste.

You may contact the **Fremont Recycling and Transfer Station** located at 41149 Boyce Road, Fremont, CA 94538 for guidance of the proper disposal of the non-permitted items listed above. You may also reach them by phone at: (510) 252-0500 or visit their website at: <https://www.fremont-recycling.com/>

Hallway Cleanliness

We encourage all residents to assess their unit entry area. Clean entry areas with a floor mat and Murieta approved door handle and lock helps us to maintain a uniform appearance. Shoes, toys, trash bags, and recycling may not be left outside of unit door. Some decorations may be permitted per the Davis-Stirling Act. Help us keep your property values up!

Rental Restriction in Place

Murieta is at 25% rental cap and there are 90 homeowners currently on the Rental Waiting List. All units sold must be for owner-occupancy only. Interested owners can sign-up to be on the Rental Waiting List.

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.