



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: 8/4 & 8/18 11:00 a.m. - 1:00 p.m.
- HOA Online Meeting: Tuesday, 8/11 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 8/25 @ 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

AUGUST 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Shelter-in-Place Remains in Effect

Last month, Alameda County paused the Reopening Plan due to continued elevated disease transmission and State restrictions. The Shelter in Place Order is still "in effect until it is rescinded, superseded, or amended in writing". Essential and minimum business operations at Murieta will continue this month. **Common Area Facilities will continue to remain closed**, including the office, gym, clubhouses, pools, spas and saunas as public gatherings are still prohibited. Order No. 20-14b, revised July 19, 2020, continues the provisions that allow some vendors to perform work at Murieta as long as physical distancing and industry-specific requirements are followed. The Health Order and Public Health's FAQs are available on their website at www.acphd.org. You may also request a copy of the Order from the Murieta Office at: MurietaHOA@gmail.com

Annual Meeting Postponed to 9/8/20

As a follow-up to the newsletter issued last month on the postponement of the Annual Meeting, and in adherence to the latest Shelter-in-Place Order No. 20-14b revised on 7/19/20, the Board has postponed the July 14th Annual Election Meeting of the Membership and Election of Directors. **The Annual Meeting now will be held on September 8, 2020.** The regular open and executive session meetings will proceed on August 11th via an online platform. Members, however, may also attend the open meeting by dialing-in via telephone. Meeting attendance details will be posted at all building bulletin boards, emailed to members receiving e-Newsletters, and available upon request.

2020's Fire Alarm System Testing Schedule September & October Mandatory Access Required

It is that time of year again where the fire system is checked in all buildings and in each unit. If you cannot be present during the hours of required access for your unit, please make arrangements in advance with a friend, neighbor, family member or the on-site office to provide access. We will not be able to make special scheduling requests. **Any units not available at their scheduled date & time will require an additional visit, and the added cost will be billed to that homeowner.**

TESTING SCHEDULE: 9 A.M. TO 5 P.M. ON THE FOLLOWING DATES:

- 39997 Cedar (Building 2): Tuesday, Sept. 8, 2020
- 39975 Cedar (Building 1): Tuesday, Sept. 15, 2020
- 39931 Cedar (Building 4): Tuesday, Sept. 22, 2020
- 39953 Cedar (Building 3): Tuesday, Sept. 29, 2020
- 39821 Cedar (Building 8): Tuesday, Oct. 6, 2020
- 39843 Cedar (Building 7): Tuesday, Oct. 13, 2020
- 39887 Cedar (Building 6): Tuesday, Oct. 20, 2020
- 39865 Cedar (Building 5): Tuesday, Oct. 27, 2020



FIRE HORNS IN ALL UNITS MAY SOUND INTERMITTENTLY ALL DAY on the day that building is being tested. Although the alarms were silenced during last year's testing, we ask that you continue to plan for the sounding of alarms and take special care of young children, the elderly and pets.

National Night Out Virtual Event 8/4/2020

Newark has decided to host the National Night Out event this year virtually on Tuesday, August 4, 2020. They will provide a Zoom meeting link and members of the police department will join Murieta HOA on the night of National Night Out.

If you are interested in participating with your neighbors please call or email the Office at: (510) 683-8794 or MurietaHOA@gmail.com.

Request for Information

CA State Civil Code, §4041 requires each homeowner to provide the Association with the address, representative and rental status information on an annual basis. This month each condominium unit owner will be receiving in the mail this request for information with a **deadline of August 31st, 2020** to return the completed form back to the Office.

If you do not receive this letter by August 15th, 2020, please contact the Office and a replacement form will be provided to you.

Cat Feeding & Sanitation

Cat feeding can only be done in person and then the food must be immediately removed as soon as the feeding is over. We have many residents who care for cats and in-person cat feeding is the only permissible way to do this. This works for residents and cats.

Residents who feed cats, both domestic and feral, by leaving unattended food in common areas are creating unsanitary conditions in our community. Food left behind attracts rats, raccoons and insects as well. It also increases our expense in having to spend resources in cleaning and sanitizing affected areas.

Thank you for your considerate care of pets and animals so that all residents can enjoy the grounds.

August Water Shut-Offs

The backflow device on the north side of the complex will be replaced in August. Also, a leak in the south side of the complex on a common area water supply line will also be scheduled for repair this month.

Notices will be posted on all doors of affected units with estimated water shut-off dates and times.

Bulky Items Pick-Up

The bulky item dumpster will be here starting Friday, August 7, 2020 and will be here through Monday, August 17, 2020.



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.

Some items are **NOT PERMITTED** in the bulky bin. You must make personal arrangements to dispose of 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 online at: www.fremont-recycling.com.

French Drain Installation

At the end of this month, a French drain system will be installed along Cedar Blvd. in front of 39821 Cedar (Building 8) and 39865 Cedar (Building 5).

Work is estimated to begin Monday, 8/24/20. Notices will be posted at these buildings with the specific work dates. Stay tuned!

Rental Restriction in Place

Murieta is at 25% rental cap and there are **84** homeowners currently on the Rental Waiting List. 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.