



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: 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

Important Dates:

- Pest control visit, Tuesday: 12/3 & 12/17 11:00 a.m. - 1:00 p.m.
- HOA Meeting: Tuesday, 12/10 in the North Clubhouse @ 7:00 p.m.
- Finance Com. Meeting: Tuesday, 12/17 in the North Clubhouse @ 6:30 p.m.
- Christmas Eve (12/24), Christmas Day (12/25) and New Years Eve (12/31) OFFICE CLOSED

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News



DECEMBER 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

2020 HOA Monthly Dues

Starting January 1st 2020, the monthly HOA dues will be the following based on the number of bedrooms per unit:

1 Bedroom Unit	\$371.88
2 Bedroom Unit	\$405.86
3 Bedroom Unit	\$430.32

Please ensure your check amount reflects the new amount. Owner's enrolled in the "automatic payment program" in which your monthly dues are deducted each month from your checking account need not do anything if you wish to continue taking advantage of it. We will let your financial institution know of the new amount that will be withdrawn on the 10th of each month.

Bulky Item Bin This Month

The bulky item dumpster will be here from 12/27/2018 -1/3/2019, and will be placed in the guest parking spaces against the back wall near Bldg. 3 (39953). Only non-hazardous household items can go inside the bin.

Hazardous waste items such as paint, batteries, pesticides, bleach, cleaners, and florescent bulbs can be dropped off at the **Fremont Household Hazardous Waste Facility** located at 41149 Boyce Road, Fremont CA. For more information on accepted items, call 1-800-606-6606. **Construction debris** can also be hauled to this same location Mon-Sat 8am to 5pm. They have a minimum \$51 charge and accept up to 880 lbs of waste. Please call the Fremont Recycling and Transfer Station at: (510)252-0500

All electrical items need to be recycled at any e-waste recycling center. **E-Waste Buyback & Recycling Center** may pick up items for free. For more information about free pick up and accepted items, please call (510) 468-2642. They are located at: 33548 Central Avenue in Union City, CA.

Not permitted: Hazardous waste, tires, or auto parts; fluorescent tubes or batteries; appliances (stoves, washing/drying machines, dishwashers, refrigerators, etc.); TVs, food waste; and dirt, concrete, tile, construction debris, gravel, sand or rock. You must make arrangements to dispose of these items directly.

Holiday Tree Recycling

Republic Services will have a tree recycling bin in Guest Parking at the main entrance. The schedule will be posted at the bulletin boards by the mailboxes in December.



Please remove all ornaments, tinsel, lights, and other non-organic decorative materials and tree stands.

NO flocked trees are permitted in the bin. These must be cut into four foot sections and disposed of in the garbage.

** For questions or concerns, please email or phone the Murieta Office. **

We do not monitor the "Murieta Home Owners and Tenants" Facebook page.

Holiday Reminders

- ◆ Flatten all boxes prior to placing them into the recycle bins. Please be courteous and make room for everyone to share the recycle bin.
- ◆ As the shopping season ramps up it is important to be mindful of your security around the Murieta complex.
- ◆ Don't leave packages, or any other valuables, in your vehicle where visible, in front of your unit doors or inside your patios.
- ◆ Please remember to ensure all gates and doors lock behind you as you enter and exit the complex.
- ◆ Do not allow access to strangers via the call box directory system.
- ◆ Please ensure your guests use the Guest Parking Placards if they use Guest Parking.



Concrete Repairs

Metro Concrete is scheduled to perform concrete repairs on walkways throughout the complex during the first week of December.

During this process, construction noise will be heard throughout the day at various locations on the premises. Lawn areas and walkways near the affected areas will be temporarily blocked off during repairs. Please avoid work areas.

Water Conservation Rebate

A high efficiency toilet rebate is available From Alameda County Water District's: "ACWD is offering rebates of up to \$100 per toilet if you replace an older (pre-1994) toilet that uses 3.5 gallons per flush (GPF) or more, with a qualifying water-efficient model.

Please go to

<http://bawasca.org/conserves/rebates/toilets> for information about the rebate amount, qualifying models, program requirements, and application materials."

The Bay Area Water Supply and Conservation Agency (BAWSCA) is administering this program on behalf of ACWD and other BAWSCA member agencies. Please visit ACWD's rebates page – www.acwd.org/rebates to find out more about this program. Funding is very limited for both of these programs and may be exhausted quickly, without prior notice."

Water Leaks

Water leaks can cause thousands of dollars worth of damages especially from a water heater located on a 2nd or 3rd floor unit because it will impact your neighbors below.

The majority of water leaks can be prevented. Here are some tips to avoid the water leak woes.

- ◆ Inspect your water shut off valves. They are located on your water heater, toilets, and under the kitchen and bathroom sinks. Check them for signs of leaks and rust. Too often, a leak occurs and the water cannot be turned off because the valve is broken or frozen. If you notice a problem, contact a licensed plumber.
- ◆ Water heaters have a limited life span. Check the information on your water heater (typically located on the water heater itself). Inspect the condition of the shut off valves, as well as the pipes for rust. Check the pan for leaking water. If there is rust on the pipes or water in the pan, you may have a water heater that is about to burst. Water heaters must be serviced annually.
- ◆ Check your toilet tank for proper functionality and base for signs of seepage.
- ◆ Do not pour or flush inappropriate items down the drain including: sanitary napkins, diapers, sand, construction materials, cloth. These can clog the sewage lines.
- ◆ Report any water back-up to the office immediately.
- ◆ Repair leaking fixtures immediately.
- ◆ Report any water stains on your ceiling or wall to your adjoining neighbor and the office immediately. There may be leaking supply or drain lines, which cost us all money and may cause expensive damage.

Failure to adequately monitor and maintain your unit's accessible plumbing, or report a leak can establish negligence on the part of the homeowner, and therefore establish liability. We encourage all homeowners and tenants to proactively participate in the maintenance and repair of all unit plumbing lines and fixtures to the extent possible.

Annual Toys for Tots & Food Drive



As a reminder, the donation barrels from Newark's League of Volunteers in the North Clubhouse will be picked up by Dec 10. Thank you for your generosity to support the less-fortunate youth and adults in our communities.