



Murieta

**Murieta Owners' Association**

P.O. Box 345

Newark, CA 94560

Phone: (510) 683-8794

Fax: (510) 683-8940

**Website:**

[www.murietahoa.org](http://www.murietahoa.org)

**Email:**

[murietahoa@gmail.com](mailto: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: 12/1 & 12/15 11:00 a.m. - 1:00 p.m.
- HOA Open Online Meeting: Tuesday, 12/8 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 12/22 @ 6:30 p.m. Please contact the Office for participation information.
- Christmas Eve & Christmas Day, 12/24 & 12/25

**OFFICE CLOSED**

**Newark Police Dept.**

Non-Emergency:  
(510) 578-4237

Anonymous Tip Hotline  
(510) 578-4965

# Murieta News

DECEMBER 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

## 2021 HOA Monthly Dues

Starting January 1st 2021, the monthly HOA dues will be the following based on the number of bedrooms per unit:

1 Bedroom Unit	\$403.04
2 Bedroom Unit	\$437.94
3 Bedroom Unit	\$463.05

Please ensure your check amount reflects the new amount. Owners' 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 We will let your financial institution know of the new amount that will be withdrawn on the 10th of each month.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 at the end of December through the start of January 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. Dates will be posted at all glass-enclosed bulletin boards & HOA website: [www.MurietaHOA.org](http://www.MurietaHOA.org).

Hazardous waste items such as paint, batteries, pesticides, bleach, cleaners, and florescent bulbs can be dropped off at the **Fremont Recycling & Transfer Station**, 41149 Boyce Road, Fremont, CA at no cost to Alameda County residents. Their facilities are open to receive household hazardous waste is from Wed. thru Fri. 8:30am to 2:30pm, and Saturday 8:00am to 4:00pm. The Fremont Recycling & Transfer also accepts e-waste.

Construction debris can also be hauled to this same location Mon. thru Sat. 8:00am to 5:00pm. They have a minimum \$51 charge and accept up to 880 lbs. of waste. Please call the Fremont Recycling & Transfer Station at: (510) 252-0500 for specific details on their services.

**Not permitted in the Bulky Item Dumpster:** Hazardous waste, tires, auto parts; fluorescent tubes or batteries; appliances (stoves, washing/drying machines, dishwashers, refrigerators); TVs, food waste; and dirt, concrete, tile, construction debris, gravel, sand or rock. You must 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 near the mailboxes. 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.**

## Call for Candidates; Volunteer for the Board

Murieta is resuming the normal Annual Election cycle. Per the Bylaws, and as in previous years, the Annual Election will be held in April. The newly adopted Election Rules, however, require us to start the election cycle in December so that we meet all the State-required procedures in a timely manner.

There will be five open positions on the Board of Directors for the upcoming annual meeting on April 13, 2021. To be eligible to serve on the Board, you must meet the following qualifications: 1) Must be a member in good standing (not delinquent on their HOA dues); 2) Only one member per unit is eligible to run for the Board; 3) Must be a member for at least one year at the time of the nomination; and 4) Must have no convictions that would adversely impact the HOA fidelity bond.

If you want to be a candidate for the Board, please fill out and return the candidate application provided with this newsletter to the Murieta HOA Office by mail to the PO Box address listed on front of this newsletter, email at: MurietaHOA@gmail.com, or by dropping it off at the Office mail slot. Applications must be received no later than 5:00 pm, Friday, 1/15/21, after which nominations will be closed.

## Home Deliveries

- ◆ When placing orders online, please be sure to include your best contact phone number, intercom directory code and clear instructions so you are able to guide, and buzz in, the courier person delivering your packages.
- ◆ If you are expecting a package check the lobby area of your building as well as the mailbox area; delivery drivers may be new and unfamiliar with the complex and may inadvertently leave your package somewhere other than the front of your unit. (Please note: the Office is not accepting deliveries on behalf of residents.)
- ◆ **Packages are being stolen and tampered with. In an attempt to curb this, please close all doors behind you.** If door does not close easily please advise the office. Advise the delivery carrier if necessary that a signature is required for your delivery.
- ◆ 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.

## Upcoming Elevator Modernizations

In 2021 three elevators, located at Bldg. 7 (39843), Bldg. 3 (39953) and Bldg. 5 (39865), are scheduled to be replaced. The Board has contracted Thyssenkrupp Elevator Company to modernize these elevators one elevator at a time. Over 90% the components and equipment will be new which will extend the life of the elevator for another 25 years. The interior cab will be updated as well.

Residents will be notified in advance of their building's elevator modernization. Once the modernization process begins, **the elevator is expected to be out of service for an estimated 8 to 10 weeks.** The time frame allows for city and state inspections and approvals. Please note that for safety reasons, the elevator cannot and will not be put back into service without these approvals. Each resident will need to plan accordingly during this time. ThyssenKrupp will do what they can to minimize the downtime but you must plan for your household's needs for the full length of time.

We understand these modernizations are lengthy and inconvenient and we will do everything we can to accelerate progress and schedule these interruptions to minimize inconvenience. At anytime during this process, you may contact the Office for updates. Notices will be posted regularly.

## Concrete Repairs

We are tentatively scheduled to perform concrete repairs on walkways throughout the complex during the month 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. For your safety, please avoid work areas.

## Rental Restriction in Place

Murieta is at 25% rental cap and there are 87 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.