



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: 2/4 & 2/18 11:00 a.m. - 1:00 p.m.
- HOA Meeting: Tuesday, 2/11 in the North Clubhouse @ 7:00 p.m.
- Finance Com. Meeting: Thursday, 2/18 in the North Clubhouse @ 6:30 p.m.



Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News

FEBRUARY 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Message from the Board President

Happy New Year! We have a busy new year ahead with lots of projects and concerns to take care of.

I would encourage our Murieta family to participate in:

- Monthly HOA Meetings—second Tuesday of each month
- Finance Committee Meetings—third Tuesday of each month
- Phone calls, emails—suggestions, observations, complaints to our HOA office

From time to time we hear about issues, that we face as a community, indirectly or after some delay.

Out of fairness to those who do not operate in an electronic/email/internet/text world our monthly meetings are the main forum in our HOA democracy. This ensures that those not connected to the internet have an equal voice in our Murieta family. You may have noticed that we have a note in our Monthly Newsletter to the effect: ** For questions or concerns, please email or phone the Murieta Office. ** We do not monitor the "Murieta Home Owners and Tenants" Facebook page.

It is also important that we preserve the confidentiality of owners who live here. This is why our HOA open meetings are conducted to allow for appropriate feedback. Our executive meetings are for those who are invited to discuss confidential issues with the opportunity for each owner to express their views.

For those of you who are new here: Welcome to our Community!

For those of you who have been here for a while: Consider volunteer opportunities to improve our community. We vote annually to elect our Board of Directors!

Organics Kitchen Pail Available at the Office

If you haven't already, stop by the HOA Office to pick-up your organics kitchen pail, provided by Republic Services. Murieta HOA makes available two large green-colored organic containers; located at the main entrance driveways' dumpster enclosures where residents can empty out their organics kitchen pails. Our Association encourages all homeowners to regularly use their organics kitchen pail to collect food scraps, some food-soiled papers, and organic waste from indoor plants.

Items that **should not** be placed in the organics containers include: plastic or plastic bags, glass, metals or foil, liquids, oil/grease, diapers, restroom waste, pet waste or cat litter, palm fronds, cactus, tree stumps, dirt/sod, plastic-coated, paper products (plates or cups), single serve coffee pods, hazardous waste or garbage.

For questions about organics composting, recycling or waste disposal contact the Murieta HOA office.

2020 Dues Reminder: 1 Bedroom - \$371.88; 2 Bedrooms - \$405.86; 3 Bedrooms - \$430.32

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Murieta Reminders

- **Annual Maintenance:** Don't forget to inspect your unit for necessary repairs. For your convenience, an annual maintenance checklist is available at the HOA office and our website.
- **Making Auto-Payments:** You can avoid late charges by signing up for automatic payments withdrawn directly from your checking or savings account. To set-up automatic payments, visit us online at: murietahoa.org, click on Documents & Info on top of the page and choose **Forms, Fees & Insurance**. Click on **Automatic Payment Authorization**, print and complete this form.
- **Cable & Internet Setup** - When setting up cable or internet, the technician will likely need access to the electrical room. Please coordinate your installation appointments with the office during office hours to ensure access.

New Carpet Cleaner

Advanced Cleaning Systems is our new carpet cleaner for 2020. They have recently cleaned the south side carpeting and have done an excellent job.

Please be mindful and do not drag your trash on the floor, and check to ensure your trash bag(s) are not leaking. Owners will be held financially responsible for stains on the common area hallway carpeting from household members, visitors or tenants.

Inspections of Patios/Balconies

In order to maintain a consistent, tidy appearance and comply with the Murieta Rules, please take a moment to assess your patio/balcony. *"Does it improve our community or make it look bad?"* The office will resume patio and balcony surveys in March. We encourage you to view your patio or balcony from the exterior and ask yourself if you are compliant with the Association Rules.

What makes your patio or balcony compliant? Please review the following: only patio furniture and patio related items may be placed in your patios and balconies. Boxes, indoor furniture, hanging lights, storage items, recycling, garbage bags, cans or bins, ladders, tools, brooms, mops, vacuum cleaners, etc. are NOT permitted on your patios or balconies and must be stored elsewhere. Please also ensure that all your potted plants have water trays.

Association Rules violations will result in hearings and possible fines.

Vehicle Break-Ins

Recently there have been a few car break-ins. Everyone in our community is encouraged to take extra precautions such as: 1) always lock your vehicle doors, 2) never leave anything exposed in your vehicle even for a moment, 3) hide your vehicle license information, and 4) report suspicious activity to the Newark Police Department's non-emergency phone number: (510) 578-4237.

Although the Police Dept. will not usually act on suspicious activity, details of license plates and descriptions of those considered to be acting suspiciously will be noted in the event that a crime should take place at a later time.

We encourage all Murieta residents to participate in making our HOA community safe!

Amazon Deliveries Reminder

If you have made online purchases and are expecting home deliveries, please also check the main entry area, and mailbox area, of your building as many packages have been left there in the past weeks. We've provided new Amazon drivers with access information for the buildings and complex as they've inquired, but there are often changes with routes and drivers.

If you are missing a package, or your package was misdelivered, we encourage you to contact courier directly for any concerns or to report missing items.

No Trash Bags in Hallways

Often times residents don't mean to leave trash bags in the hallway for a long time, but the Association Rules prohibit leaving trash outside of a unit for any length of time. Please keep your trash bags inside your unit until you take them to the bins.

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are **79** 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.

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.