



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: 2/2 & 2/16 11:00 a.m. - 1:00 p.m.
- HOA Open Online Meeting: Tuesday, 2/9 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 2/23 @ 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

FEBRUARY 2021 – 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—fourth 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.

While we traditionally hold the HOA Open Meetings & Finance Committee Meetings in person, the current Shelter-in-Place restrictions prohibit us from doing so. All members can participate via a computer, tablet or smartphone. For those that do not have internet access, you can still participate via telephone. For telephone access information, please contact the HOA Office.

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, and this year, the Annual Meeting will be held on April 13, 2021!

Organics Kitchen Pails Available

If you don't have your organics kitchen pail, provided by Republic Services, we can make arrangements to get you one while the Office is closed due to the current Shelter-in-Place. 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.

**2021 DUES REMINDER: 1 BEDROOM - \$403.04; 2 BEDROOMS - \$437.94; 3 BEDROOMS - \$463.05
PLEASE SEE THE 2021 BUDGET MAILED TO ALL MEMBERS IN NOVEMBER 2020 FOR DETAILS.**

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

Murieta Reminders

- **Drain Covers** - Please ensure all sinks, tubs and showers have adequate drain covers. Small items such as jewelry or small toys can fall into uncovered sink, tub and shower drains. These items can eventually clog the drain pipes for one, or all three, units on a stack and create a potential backflow of grey water into your unit.
- **Elevator Modernization Projects** - Building 7's elevator will be the first one on the schedule to be modernized this year. Affected owners and residents will be notified in advance of the upcoming scheduled work. Bldg. 3 and Bldg. 5's elevators are scheduled to be modernized later this year.
- **U.S. Mail** - Please contact the Newark Post Office at: (510) 797-0903 for all business pertaining to U.S. Mail including: your mailboxes, key replacements, missing packages delivered by the USPS, undelivered mail, etc.
- **Board Meeting Minutes** - Open Board Meeting minutes are available on www.MurietaHOA.org in the Community Info link under the Documents & Info tab for Murieta condo owners. The minutes are password protected. Please contact the Office for access information. Owner email or phone requests are also accepted.
- **Quiet Hours** are from 10:00 p.m. to 6:00 a.m. Please refrain from using household appliances, such as washers and dryers, as well as other sound-generating home electronics that can create a noise nuisance for neighboring units during these times.
- **Concrete Repairs** of walkways throughout the complex will continue in February. During this process construction noise will be heard throughout the day at various locations on the premises. Walkways near the affected areas will be temporarily blocked off during repairs. For your safety, please avoid work areas.

Smoking 20 Feet Away

Per Newark City Ordinances, the reasonable smoking distance required is 20 feet from areas designated as non-smoking including all Murieta lobbies, hallways, elevators, stairwells, staircases, recreation areas (both internal and external) and dumpster enclosures. Smoking near any common area structure is a potential fire hazard. Please be courteous and dispose of fully extinguished cigarette butts properly.

Safety Tips from the Newark Police Dept.

Avoid Being a Robbery Victim; Personal Safety Starts With You!

On the Street:

- Walk with confidence.
- Try not to walk alone.
- Avoid carrying oversized purses, carry only what you need.
- Be aware of your surroundings.
- If anyone in a vehicle or on foot stops to speak to you, keep a safe distance.
- Always have your keys in your hands when walking toward your vehicle.
- Always park in well-lit areas and avoid sitting in your vehicle for any length of time while in remote areas or parking lots.

For emergencies, please call 911. To report suspicious activity, please call the Newark Police non-emergency number (510) 578-4237.

Dumpster Enclosures

Please ensure all waste, recyclable and organic materials are fully placed inside their corresponding bins. If a dumpster is already full, please take your waste products to the next available dumpster enclosure area; we have a total of 8 enclosures throughout the complex. All boxes must be flattened-out or broken down. Please place all your items inside the bin and not on the side of the bins. **Reminder: no recyclables in the trash bins, and no trash in the recycle bins.**

Please hold on to all bulky items until next scheduled service in April. Neither residents nor trespassers may sift through, or collect waste and/or recyclable materials from the dumpster areas. Please report trespassers to the police at their non-emergency number: (510) 578-4237.

Rental Restriction in Place

Murieta is at 25% rental cap and there are 88 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.