



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:

- New Year's Day
Wednesday 1/1
OFFICE CLOSED
- Pest control visit,
Tuesday: 1/7 & 1/21
11:00 a.m. - 1:00 p.m.
- HOA Meeting:
Tuesday, 1/14 in the
North Clubhouse @
7:00 p.m.
- Finance Com. Meeting:
Thursday, 1/23 in the
North Clubhouse @
6:30 p.m.

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News



JANUARY 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Homeowner's Annual Checklist:

The following are list recommendations provided to you for the general maintenance and upkeep of your unit. The HOA advises you to perform the duties listed below on a minimum of an annual basis.

PLUMBING (You May Want to Employ a Licensed Plumber for Items on this List)

1. Inspect the water heater pan for any signs of leaks.
2. Inspect the gas fittings by applying soap and water on the gas shut-off valve to test for bubbling of leaking gas. If there is a leak, call PG&E immediately.
3. Water valves can freeze over time. Test all toilet, faucet and water heater valves.
4. Inspect the areas underneath all sinks; check for leaks from valves, water supply pipes and drains, garbage disposals, etc.
5. Test for toilet tank leaks.
6. Visually inspect all shower heads and tub spouts for leaks.
7. Clean sink drains with enzyme cleaner which foams up in the drain and breaks down sludge.
8. Check the silicone, or caulking, throughout your kitchen and bathroom(s) for damage and/or failure.
9. If you shut-off the water to your stack (your stack includes only the units directly above and/or below yours), you must notify your neighbors at least 24 to 48 hours in advance whenever possible.
10. First floor residents should check the water spigots in their patios.
11. You can use a water pressure gauge to test the water level at your unit. The water pressure level at Murieta is 62psi.
12. Check the floor around washing machines, refrigerators and dishwashers for signs of water leaks.
13. Check seals around the fixtures. Gaps will cause leaks.

HEATING

1. If you have and use your fireplace, you must perform a certified chimney sweep at least once a year and provide documentation to the office.
2. Check furnace valves with soap and water to test for possible gas leaks.
3. Replace furnace filters. If it gets clogged, it may stop working.

GENERAL MAINTENANCE

1. Lubricate all hinges on doors, cabinets, and window slides.
2. Clean all window and slider tracks and lubricate.
3. Replace smoke and carbon monoxide alarm batteries.

Holiday Tree Recycling

Republic Services will have a tree recycling bin in Guest Parking at the main entrance from Friday, 12/27/19 to Wednesday 1/8/20. 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.

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

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

Qualifications to Run for the Board of Directors

Last year, the State of CA approved a bill, Senate Bill No. 323, which introduced changes to the Civil Code as it applies to HOAs. Among the amendments is who can run for the Board of Common Interest Developments. The following amendment to Section 5100 of the Civil Code was amended to read as follows:

“(3) The association permits all candidates to run if nominated, except as follows:

- (A) An association shall disqualify a person from nomination as a candidate if the person is not a member of the association at the time of the nomination. This subdivision does not restrict a developer from making a nomination of a nonmember candidate consistent with the voting power of the developer, as set forth in the regulations of the Department of Real Estate and the association’s governing documents.
- (B) Through its bylaws or election operating rules adopted pursuant to subdivision (a) of Section 5105 only, an association may disqualify a person from nomination as a candidate based on any of the following:
 - (i) An association may disqualify a nominee if that person discloses, or if the association is aware or becomes aware of, a past criminal conviction that would either prevent the association from purchasing the fidelity bond coverage required by Section 5806 should the person be elected or terminate the association’s existing fidelity bond coverage as to that person should the person be elected.
 - (ii) Failure to be current in the payment of regular and special assessments, which are consumer debts subject to validation. If an association requires a nominee to be current in the payment of regular and special assessments, it shall also require a director to be current in the payment of regular and special assessments. An association may not disqualify a nominee for nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party. An association shall not disqualify a nominee for failure to be current in payment of regular and special assessments if any of the following circumstances are true:
 - (I) The nominee has paid the regular assessment or special assessment under protest pursuant to Section 5658.
 - (II) The nominee has entered into a payment plan pursuant to Section 5665.
 - (III) The nominee has not been provided the opportunity to engage in internal dispute resolution pursuant to Article 2 (commencing with Section 5900) of Chapter 10.
 - (iii) If the person, if elected, would be serving on the board at the same time as another person who holds a joint ownership interest in the same separate interest parcel as the person and the other person is either properly nominated for the current election or an incumbent director.
 - (iv) If that person has been a member of the association for less than one year.”

The Board of Directors is working with legal counsel to update our Election Rules, Bylaws & CC&Rs to comply with these changes. Please contact the onsite office with any questions pertaining to these changes.

Rental of Parking Spaces

If you are interested in renting a parking space, please notify the office. The onsite office maintains a parking space list and matches available parking spaces to interested parties. Residents parking in others’ designated parking spaces risk being towed.

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place from January 21st through the 24th in Building 1 (39975), Building 2 (39997), Building 3 (39953), and Building 4 (39931).

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are **80** 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.

Go Green - Go Paperless! To request email Statements and Newsletters, please send an e-mail to muriethoa@gmail.com using your preferred email.