



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: 1/5 & 1/19 11:00 a.m. - 1:00 p.m.
- HOA Open Online Meeting: Tuesday, 1/12 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 1/26 @ 6:30 p.m. Please contact the Office for participation information.
- New Year's Day, 1/1/2021 OFFICE CLOSED

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News

JANUARY 2021 – 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.
4. Check circuit breakers to ensure they are working properly; you may want to have an electrician or handyman help you test for this.

Holiday Tree Recycling

Republic Services will keep a tree recycling bin in Guest Parking at the main entrance through the morning of 1/6/21. 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 4' 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 form previously provided with last month's newsletter to the Murieta HOA Office by mail to the PO Box address listed on front of this newsletter, by 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.

Tree Pruning this Month

Arborwell will be onsite during the first week of January pruning trees throughout the complex. Only 1 tree is scheduled for removal. Owners of vehicles that may need to be moved will be notified.

Concrete Repairs

We are tentatively scheduled to perform concrete repairs on walkways throughout the complex and along Cedar Blvd. and Stevenson Blvd. at the end of January. 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.

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place from January 12th through 14th in Building 1 (39975), Building 2 (39997), Building 3 (39953), and Building 4 (39931).

Latching Gates & Doors

In light of the recent wave of package thefts at Murieta and reports of suspicious persons on the Murieta grounds and buildings, we are asking all Murieta residents to take the extra time to ensure that all gates and building doors latch behind them as they walk to and from their condos and vehicles.

Some of the doors require a 180 degree turn of the key in order to reset the latch, but all doors with a push bar can have the lock reset by pressing the push bar all the way down (or in). If a door fails to latch or gets stuck on the threshold or jamb, please contact the Office immediately by phone or email and leave a detailed description of the problem and location.

If you see a gate or door that does not latch, don't assume that someone has already reported it. Please report the issue to the Office or Murieta staff so that the gate or door is addressed. During these times of shelter-in-place we will need residents' help in reporting these problems so we can have them repaired by our maintenance technician or have an off-site vendor come to address them.

UPS & Amazon Deliveries

If you make online purchases and are expecting home deliveries but haven't received them, please track the delivery for status, check the main entry area (lobby) of your building, as well as the mailboxes area (including your mailbox). We've provided new Amazon drivers with access information for the buildings and complex as they've requested, but there are often changes with routes and drivers.

For extra assurance of a successful delivery, please request that your package should be signed-for. 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.

Rental Restriction in Place

Murieta is at 25% rental cap and there are 86 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.