



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: 7/7 & 7/21
11:00 a.m. - 1:00 p.m.
- HOA Online Meeting:
Tuesday, 7/14 @ 7:00 p.m.
- HOA Online Finance Committee Meeting:
Tuesday, 7/28 @ 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

JULY 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Shelter-in-Place Remains in Effect

Last month, Alameda County continued the process of reopening the County mostly in areas pertaining to limited personal services and outdoor activities. The Shelter in Place Order is still "in effect until it is rescinded, superseded, or amended in writing". Essential and minimum business operations at Murieta will continue. **Common Area Facilities will remain closed**, including the office, gym, clubhouses, pools, spas and saunas as public gatherings are still prohibited. Order No. 20-14a, updated June 18, 2020, continues the provisions that allow some vendors to perform work at Murieta as long as physical distancing and industry-specific requirements are followed. The Health Order and Public Health's FAQs are available on their website at www.acphd.org. You may also request a copy of the Order from the Murieta Office at: MurietaHOA@gmail.com

Annual Meeting Postponed to 8/11/20

As a follow-up to the newsletter issued last month on the postponement of the Annual Meeting, and in adherence to the latest Shelter-in-Place Order No. 20-14a updated on 6/18/20, the Board has postponed the July 14th Annual Election Meeting of the Membership and Election of Directors. **The Annual Meeting now will be held on August 11, 2020.** The deadline to submit ballots is hereby extended to 8/11/20. If you have not already mailed your ballots to the Inspector of Elections, please do so at this time.

The regular open and executive session meetings will proceed on July 14th via an online platform. Meeting attendance details will be posted at all building bulletin boards, emailed to members receiving e-Newsletters, and available upon request.

Common Area Facilities Considerations

It is unknown when Alameda County will update its Order to allow for pools to be open. When this does happen, the Board, with the guidance of legal counsel, will still need to examine the extent of the requirements as prerequisites to opening the pools. Some of these requirements will be practical, others financial, and others legal, like requiring 'hold harmless' agreements to be signed.

Other requirements may include: additional staffing needs; additional work by existing staff; drafting appropriate policies and protocols; costs related to the additional maintenance and sanitation requirements; and other practical considerations. Will our current budget support the extra costs? Another consideration will be liability exposure and whether we have the appropriate insurance coverage in place for these new and unprecedented circumstances.

As the new Orders are issued, the Board will thoroughly examine the options and limitations and with the guidance of legal counsel determine if, and when, the pools and other common area facilities can open. A letter outlining their determination and reasoning for their decision will be published and sent to all members as soon as possible after the newest Orders are issued.

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

Murieta Security Survey

As a follow-up to last month's newsletter article on increasing crime in Alameda County, and in response to increased inquiries on what can be done to respond or lessen criminal activity, we are currently reviewing Security at Murieta HOA and seek your views through this survey as well as at our monthly meetings. For the purposes of this survey, Security may include, but is not limited to, the following options: extra nightly patrols, overnight security monitoring, additional security cameras, 3rd party video monitoring.

If you haven't already responded, please take a moment to go online and complete the survey at the following link: <https://forms.gle/tXsxuN5KFOyj6Fvs8>. If you would like the link emailed to you, please send a request to MurietaHOA@gmail.com.

Your response to this survey is ONLY for informational purposes and it is not to be construed as an official vote. Only one owner response will be recorded per unit to tabulate overall feedback. Please give us your comments or suggestions by 7/10/20 so that we may prepare for the July 14th HOA Meeting. This survey link expires: 7/10/2020.

Whom do I Contact?

Sometimes it can be unclear whom to call when unexpected circumstances arise. Below are general guidelines as to whom to call in case of the following situations:

- Landscaping issues including fallen branches, dying trees, leaking bubblers, broken sprinkler heads, and all questions pertaining to the lawns, bushes, plantings, etc. - Call or email the Office.
- Criminal or suspicious activity, call the Police. Depending on the severity of the activity, call the non-emergency or emergency number (see the front page of this newsletter for the phone numbers). The Police wants direct witness testimony, not hearsay from the Office.
- Active Leak - Call a licensed and insured plumber. If you don't already have a plumber, please take a moment to identify one in case of an emergency. The Office can be of support, but we recommend you have a plumber lined-up for when the Office is closed.

The Office does not monitor "MURIETA HOME OWNERS AND TENANTS" Facebook page. Issues reported on this Facebook page are not seen by the HOA. Please call or email the Office directly.

Unit Doors Kept Closed

The door to your unit is a fire-rated door and part of the Fire Safety System at Murieta. It may be tempting to prop your unit door open to air out your unit, especially during the summer, but the HOA Rules prohibit doing so as smoke can unnecessarily set off smoke detectors in the hallways. Additionally, open doors can lead to nuisance complaints from other residents as smells (including smoke, cooking and cleaning) can be considered intolerable by others.

Finally, there is the issue of security. With criminal activity on the rise, it is unwise to leave your unit door open as you may put your safety, and the safety of other members of your household, at risk. Residents in buildings on the back of the complex can be just as vulnerable if doors are propped open.

Hallway Cleanliness

Having a consistent clean appearance in the interior of buildings, in addition to the exteriors, can go a long way, especially for prospective buyers and first time visitors. We encourage all residents to assess their unit entry area. Clean entry areas with a floor mat and Murieta approved door handle and lock helps us to maintain a uniform appearance.

Shoes, toys, trash bags, and recycling may not be left out temporarily or permanently on the floor outside your unit. Some decorations may be permitted per Davis-Stirling. Help us keep your property values up!

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place from July 20th through the 23rd in Building 1 (39975), Building 2 (39997), Building 3 (39953), and Building 4 (39931).

Rental Restriction in Place

Murieta is at 25% rental cap and there are **84** homeowners currently on the Rental Waiting List. 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 Newsletters and Statements, using your preferred email, please send an e-mail to MurietaHOA@gmail.com.