



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: 6/2 & 6/16 11:00 a.m. - 1:00 p.m.
- HOA Online Meeting: Tuesday, 6/9 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 6/23 @ 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

JUNE 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Shelter-in-Place Remains in Effect

Last month, the Health Officer of Alameda County extended the Shelter in Place Order beyond 5/31/2020 and keeps it "in effect until it is rescinded, superseded, or amended in writing".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. This Order, No. 20-11, continues the provisions that allow some vendors to perform work at Murieta as long as physical distancing and industry-specific requirements are followed. Notices will be posted and/or provided to members and residents as we begin to schedule permitted work. 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 7/14/20

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. 20-11 issued on 5/18/20, the Board has postponed the June 9th Annual Election Meeting of the Membership and Election of Directors. **The Annual Meeting now will be held on July 14, 2020.** The deadline to submit ballots is hereby extended to 7/14/20. If you have not already mailed your ballots to the Inspector of Elections, please do so at this time.

As stated in last month's newsletter, Judy Jones withdrew from the election. In the absence of a 5th candidate, you may write-in a member's name of your choice, including yourself. The top 5 candidates with the most votes will be elected as the members to the Board of Directors for the HOA.

The regular open and executive session meetings will proceed on June 9th 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.

We're many Ballots Short of a Quorum!

We need your help. Election ballots went out in March of this year. Unlike in previous years where you were able to mail your ballot to the Inspector of Elections c/o the Murieta HOA, or drop-off your ballot at the onsite Office, recent changes to California law now require that all ballots be delivered **exclusively** to the Inspector of Elections via U.S. mail or by hand on the day of the election. This means that **the Murieta HOA Office may no longer receive your ballots** either in person or by dropping it off at the office mail slot. **New Ballot Deadline: July 14, 2020.**

You were provided with a stamped pre-addressed return envelope so that you may mail your ballot at any U.S.P.S. mailbox, including those located at your building. If you lost, or did not receive a ballot, please contact Michelle Reyes, the Inspector of Elections, at: murietaelections@gmail.com

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

Vehicle Break-Ins

Crime is on the rise across Alameda County. Last month we received reports of several vehicle break-ins. Personal items were stolen along with vehicle parts. We normally recommend never to leave anything exposed in your vehicle, but at this time it is recommended that you keep all of your personal belongings with you including your driveway access cards, remote transmitters, vehicle registration and insurance cards.

Report suspicious activity to the Newark Police Department non-emergency 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 later crime takes place.

Murieta will continue to work improving security measures during these tough economic times!

Unit Front Door Handles

As of 9/1/2011, all new owners of a unit at Murieta must make sure that their front door handle is in compliance with the CC&Rs and have 30 days to change it if it is not the same style as that of the handle originally installed by the builder.

Guidelines to follow when the need arises to change your front door handle:

- Re-key your deadbolt. (You may need a locksmith for this. Please request proper COVID-19 notices from the Office prior to starting locksmith repairs).
- If you prefer to get a new door handle, it must look as similar to the original handles as possible. The handle must be a "thumb latch grip handle set", and the color of the handle set must be "Antique Brass". Please contact the Office for further information on replacement specifications.

Rental Restriction in Place

Murieta is at 25% rental cap and there are **81** 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.

BBQ Guidelines at Murieta

Charcoal grills, large propane grills and other open flame cooking devices are strictly prohibited by the California Fire Code for multi-family housing communities. Consistent with this code, Murieta residents may only use barbecues on their balconies and patios that meet the specifications: either a) propane tank grills with a one pound liquid petroleum gas capacity (the type often used for camping), or b) electric grills.



Grills may be kept on patios and balconies when not in use, however, propane tanks must be disconnected and properly closed, and electric cords unplugged. Homeowners are responsible for repairing balcony or patio wall and/or ceiling damage caused by misuse, use of non-compliant grills, and/or negligence (and can be held liable in case of a fire).

Patio & Balcony Presentation

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 in your patios and balconies and must be stored elsewhere.

Personal items, including plants and trees, may not extend beyond the patio or balcony air space; the space between the balcony or patio floor, ceiling, unit walls and patio fence or balcony railing. Nothing can be placed over the fence or railing including: rugs, floor mats, laundry, bedding, clothing, etc.

Please ensure to regularly maintain patio or balcony. Please take a moment to assess your patio/balcony's appearance and make the necessary corrections. Violations are subject to a hearing and fines. If you would like to have your patio or balcony assessed by staff for compliance, please contact the Office.

Doors & Gates Security

There has been an increase in security doors & gates being propped open. Security doors, gates and fire doors were installed for the safety of Murieta residents. Please help keep Murieta a safe community. Do not allow uninvited guest into the buildings or gates. If you notice a door propped open, close it and if you witness someone propping the door open, please report them to the office. Additionally, all condominium unit doors must be kept closed at all times.