



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:

- Pest control visit,
Tuesday: 3/3 & 3/17
11:00 a.m. - 1:00 p.m.
- HOA Meeting:
Tuesday, 3/10 in the
North Clubhouse @
7:00 p.m.
- Finance Com. Meeting:
Tuesday, 3/17 in the
North Clubhouse @
6:30 p.m.



Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News

MARCH 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Election Changes; New Rules for 2020

Election ballots will be going out this month. Unlike in previous years where you were able to mail your ballot to the Inspector of Elections c/o the Murieta Homeowners Association, or drop-off your ballot at the onsite Office, recent changes to California law pertaining HOAs and their election processes now require that all ballots be delivered exclusively to the Inspector of Elections via U.S. mail or by hand. 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. All ballots must be personally handed to the Inspector of Elections the day of the election, April 21, 2020 by 7:00 p.m., **OR** mailed the address listed below with enough time to reach the P.O. Box by 12:00 noon on April 21, 2020:

Michelle Reyes,
Inspector of Elections
P.O. Box 447
Newark, CA 94560

You will be 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

Upcoming Meetings:

- Open Board Meeting – March 10, 2020 @ 7pm at the North Clubhouse.
- Finance Committee Meeting – March 17, 2019 @ 6:30 pm at the North Clubhouse
- Annual Meeting of the Membership – April 21, 2020 @ 7pm at the North Clubhouse. Open Board meeting will immediately follow.

Phase I of Roof Work Begins in March!

This year the Murieta HOA roofs will undergo maintenance, repairs and an acrylic coating. The project will be broken down into two phases. Phase I includes the maintenance and repair of all the flat roofs on top of the buildings. Phase II will include the cleaning and acrylic coat application.

Weather permitting, Phase I is scheduled to begin on the south side at Buildings 1-4 (39975, 39997, 39953 & 39931), on March 2nd and will continue through March 12th. Phase I will continue on the north side, Buildings 5-8 (39865, 39887, 39843 & 39821), on March 16th and will continue through March 26th. The work will take place during the working hours of 8:00 am to 5:00 pm. Third floor residents will hear roof work sounds such as walking and hammering. Please make special arrangements for pets, children and the elderly as necessary.

Phase II is scheduled to begin in April 2020 and may go all the way through August 2020. **PLEASE NOTE: ALL SCHEDULED TIMES ARE SUBJECT TO WEATHER CONDITIONS.**

**** 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 tub and showers have adequate drain covers. Small items such as jewelry or small toys can fall into uncovered 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.
- **Community Safety** - While we have a security company, SecureLion, patrolling our complex overnight at various hours, they are not an "on call" service. If you witness suspicious activity, it is important that you contact the police and provide them with an accurate description of the person(s) and their activities. Do not confront these individuals as it may not be safe.
- **U.S. Mail** - Please contact the Newark Post Office for all business pertaining to U.S. Mail including: your mailboxes, key replacements, missing packages delivered by the USPS, undelivered mail, etc.
- **Dogs on Leash & Clean-Up** - All dogs on the Murieta common area premises, including building hallways, must be kept on leash at all times. Dog owners **MUST** clean-up after their dogs. Please do not permit your dogs to relieve themselves inside the buildings or common area walkways. Thank you for being considerate of others so that we can all enjoy our common areas.
- **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.

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are **79** 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 murietahoa@gmail.com using your preferred email.

Bulky Items Pick-Up is Scheduled for April 2020

The bulky item dumpster will be here next month. In preparation for the bin's arrival, please begin to collect old furniture, mattresses, toys, bicycles and other non-hazardous household items that are not meant to be disposed of in the regular bins.

You must make personal arrangements to dispose of other items such as the items listed below:

- ◆ Hazardous waste, tires, or auto parts.
- ◆ Fluorescent tubes or batteries.
- ◆ Appliances (stoves, microwaves, ovens, washing machines, dryers, dishwashers, refrigerators, or vacuum cleaners).
- ◆ Dirt, concrete, tile, construction debris, gravel, sand or rock.
- ◆ Any type of liquid waste.

You may contact the **Fremont Recycling and Transfer Station** located at 41149 Boyce Road, Fremont, CA 94538 for guidance. You may also reach them by phone at: (510)252-0500, or online at: www.fremont-recycling.com/index.html to learn more.

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. **Reminder: no recyclables in the trash bin.**

Please hold on to all bulky items until next month when the bulky item bin will be delivered at the end of the main driveway. Neither residents nor trespassers may sift through, or collect, waste or recyclable materials from the dumpster areas. Please report trespassers to the police at their non-emergency number on the frontside of this newsletter.

Salvation Army Donation Bin

Salvation Army staff periodically pick-up donations at Murieta. The small items donation bin is located behind the North Clubhouse. This bin can be used for donating your clothes, toys, or other small household items. Please remember to place all items in plastic bags. For items that cannot fit into the donation bin, please contact Salvation Army directly for their nearest location that can accept larger items. Thank you for your generosity.