



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: 3/2 & 3/16 11:00 a.m. - 1:00 p.m.
- HOA Open Online Meeting: Tuesday, 3/9 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 3/23 @ 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

MARCH 2021 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Mandatory Dryer Vent Cleaning - Access Required at All Units

As a fire prevention measure the Murieta Owners' Association has contracted Air Doctor to clean the full length of all dryer vents and, in each unit, replace the flexible hose connecting the dryer to the wall with a new 5-layer fire resistant hose and two spring clamps.

All owners and residents must make their units available from: **8:30AM through 4:30 PM** on the date on which your appointment has been scheduled. The Association received thousands dollars in savings in exchange for this scheduling flexibility. We understand that this may be an inconvenience for some so, for your convenience, you may make arrangements with the Office to leave the key(s) to your unit at the Office in order to facilitate this maintenance work. Alternatively, you are welcome to make arrangements for someone over the age of 18 to be available at your unit to allow for access throughout the time frame referenced above. Air Doctor will follow all required health and safety protocols.

Mandatory Services Dates (Northside Buildings):

Bldg. 6 (39887) - Monday, 4/5/2021 - **All Units**

Bldg. 7 (39843) - Tuesday, 4/6/2021 - **All Units**

Bldg. 5 (39865) - Wed., 4/7/2021 **or** Friday, 4/9/2021; **See Your Specific Notice**

Bldg. 8 (39821) - Thurs., 4/8/2021 **or** Friday, 4/9/2021; **See Your Specific Notice**

Mandatory Services Dates (Southside Buildings):

Bldg. 2 (39997) - Monday, 4/12/2021 - **All Units**

Bldg. 3 (39953) - Tuesday, 4/13/2021 - **All Units**

Bldg. 1 (39975) - Wed., 4/14/2021 **or** Friday, 4/16/2021; **See Your Specific Notice**

Bldg. 4 (39931) - Thurs., 4/15/2021 **or** Friday, 4/16/2021; **See Your Specific Notice**

If you didn't receive your notice in the mail or misplaced it, please feel free to contact the office to confirm by phone: (510) 683-8794, or by email at: murietahoa@gmail.com. Notices will be placed at your building doors or unit door at least a week before your scheduled service date. **If you miss your appointment you will be required to complete this work at your own expense (estimated at \$325.00), and submit verifying documentation to the office.**

We appreciate everyone's cooperation in completing this complex-wide projects this year that are performed in the interest of maintaining property values as well as meeting health and safety standards, and honoring social distancing protocols.

SB326 - Balcony & Elevated Structures

We have begun the process of reaching out to structural analysts qualified to test the condition of Murieta's balconies and elevated structures pursuant to this new law (SB326). At this time we are gathering the costs pertaining to only the analysis of these structures. Please tune in to the monthly Board meetings for the latest developments as we continue to move forward with the investigation process.

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

2021 Annual Election

Election ballots will be going out this month. You should be in receipt of your election materials by March 19th. This year will be similar to last year in which the HOA underwent the implementation of new Election Rules during Shelter-in-Place restrictions.

All ballots must be delivered exclusively to the Inspector of Elections via U.S. regular mail or by hand. This means that **the Murieta HOA Office may not 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 on the day of the election, April 13, 2021 at 7:00 p.m., **OR** mailed to the address listed below with enough time to reach the P.O. Box by 12:00 noon on April 13, 2021:

**Gordon Leung,
Inspector of Elections
P.O. Box 303
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 Gordon Leung, the Inspector of Elections, at: murietaelections@gmail.com to request a replacement ballot.

UPCOMING ONLINE MEETINGS:

- Open Board Meeting – March 9, 2021 @ 7pm
- Finance Committee Meeting – March 23, 2021 @ 6:30 pm
- Annual Meeting of the Membership – April 13, 2021 @ 7pm.
- The Open Board meeting will immediately follow after the conclusion of the Annual Meeting.

Please contact the Office for online or telephone participation information.

Hallway Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on April 2nd and April 5th in Building 5 (39865), Building 6 (39887), Building 7 (39843), and Building 8 (39821).

If you want the entry area of your condo cleaned; the area outside of your unit door, please remove your mats and all other items on the floor. If items are left in your entry area, the carpet cleaners will clean around them and will not disturb them.

Hot Water Heater Leaks!

Most water heaters have an average life expectancy of 7-10 years and require an annual drain/flush maintenance. Many hot water heaters at individual condos are at the end of their life expectancy and need to be replaced. **Hot water heaters are homeowner property and homeowner responsibility.**

Owners are strongly advised to have their water heater replaced before it fails. Damages to your unit, the common areas and the units below yours from a burst or failed hot water heater can result in thousands of dollars worth of damages. Damaged units often have to replace ruined flooring, walls and ceilings, not to mention all of the costs associated to professionally drying affected areas. Failed water heaters can cause up to tens of thousands of dollars.

To get the full life expectancy from your water heater, please schedule an annual maintenance flush. Sediments from water build-up need to be flushed out periodically. Be proactive: 1) contact a licensed and insured plumber and schedule a maintenance check if you have not done so in the recent past, and 2) check your condo's personal HO6 insurance policy to ensure you have adequate insurance coverage. An HO6 insurance policy is different than the HOA's master insurance policy, and homeowners are strongly advised to have one in place.

Face Masks Still Required

Please remember that Alameda County's Order No. 21-01 is still in effect. This Order reflects the State's restrictions that include the CA Dept. of Public Health's Guidance for Face Coverings in which people in the State of California, with certain exceptions, must wear face coverings when they are in the high-risk situations including "inside of, or in line to enter, any indoor public space." Please remember to wear face masks inside all of the buildings' common areas.

Rental Restriction in Place

Murieta is at 25% rental cap and there are 90 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.