



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: 5/4 & 5/18 11:00 a.m. - 1:00 p.m.
- HOA Open Online Meeting: Tuesday, 5/11 @ 7:00 p.m. Please contact the Office for participation information.
- HOA Online Finance Committee Meeting: Tuesday, 5/25 @ 6:30 p.m.

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News

MAY 2021 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

Annual Meeting Quorum Achieved!

Thank you to all the homeowners that participated in the 2021 Annual Meeting both online and by ballot. The following owners form the 2021–2022 Murieta Board of Directors: Anthony Garside as President, Pauline Russell as Vice President, Matthew Jue as Treasurer, Anurag Jindal as Secretary and Vidit Mody as Director at Large. The IRS Resolution passed. The 2021 Earthquake Resolution failed.

A special thank you goes to Gordon Leung, our Inspector of Elections, for performing this very important volunteer role this year. Monthly HOA Open meetings will continue to take place online via GoToWebinar.com until social distancing restrictions are lifted. For access information contact the Murieta HOA Office.

Common Area Facilities Remain Closed

Alameda County's latest Order, No. 21-01, is still in effect. The Board previously examined the County's requirements as a prerequisite to opening the pools. These requirements presented logistical and financial concerns. They include additional staffing costs, drafting appropriate policies and protocols, and additional maintenance and sanitation costs. Additional considerations were legal and liability exposure, such as requiring 'hold harmless' agreements to be signed. However, hold harmless agreements do not provide 100% liability protection.

While vaccinations are under way, there is still the possibility of virus exposure and the HOA is not covered for virus infections. Virus and bacteria exposure are excluded from HOA insurance coverage. This means that any claim filed against the HOA for virus exposure would not be covered by the HOA's insurance, but instead would be passed along to the homeowners that make up the HOA. A major lawsuit against Murieta homeowners would be financially devastating to many members of the community.

In order to continue to protect the physical and financial well-being of the membership, the common area facilities remain closed. As State and County restrictions are lifted, the HOA can then reopen the common areas.

Earthquake Opt-in Insurance Program

The Board will further review this Opt-in Motus Earthquake Insurance Program for the Murieta HOA at the May HOA Open meeting on May 11, 2021. In addition to benefiting owners wishing to purchase their individual policy through Motus, the Board will consider if enrolling the HOA in this program gives the HOA, as a whole, any advantage or benefit in rebuilding should a disaster strike?; and would not having Motus Insurance, or something similar, put Murieta at a disadvantage? To help answer these questions both Dan Wallis of Motus Insurance and Paula Conrad of Socher Insurance will be presenting at the next HOA meeting.

If approved, the Motus program will allow Murieta owners to purchase optional earthquake insurance tailored to meet the unique needs of condominium owners who are not covered by a master earthquake insurance policy. To learn more about how this optional earthquake insurance coverage works, visit: www.motusins.com or call (833) 668-8746.

Bldg. 5 (39865) Elevator To Be Down 8 - 10 Weeks



The elevator modernization in Building 5 (39865 Cedar Blvd.) will begin Monday 5/3/2021, and the elevator will be down for 7 to 8 weeks barring unknown delays. Please plan accordingly.

Additionally, the elevator in Building 3 (39953 Cedar Blvd.) will be next in line to be modernized. This elevator is tentatively scheduled for modernization in June but the date may change as dates are confirmed. Please contact the Office with any questions.

When to call the Office

For all maintenance related matters please email or phone the Murieta Office. Murieta is self-managed so contacting the Office is the most effective way to get your concerns addressed. While posting concerns on Facebook alerts other residents, the HOA does not monitor the "Murieta Home Owners and Tenants" Facebook page and concerns posted there will not be seen by Office staff.

- For 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.
- For 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.
- For 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. We recommend you have a plumber's phone number ready in case an emergency.

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.

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).

Annual Financial Review

Each year the Association's hires an outside CPA, Levy, Erlanger & Company to review the Association's books and to complete an Independent Accountant's Review Financial Report for distribution to each owner. The Annual Financial Disclosures were distributed at the end of last month via their preferred notification method (email or mail). We recommend retaining a copy for future financial needs.

If you did not receive this important annual disclosure, please notify the office and one will be provided to you. Those of you that opt for email notifications, please check your spam.

Heat Sensors & Fire Horns

You may have noticed the heat sensors (the round white disks) on your ceilings or the fire horn (the white box that looks like a speaker) mounted in the hallway of your unit. These fixtures are part of the Murieta Fire Protection System.



Residents should **NEVER** remove this equipment for the purposes of making repairs or home improvements to your walls and ceilings. **Note: Disconnecting a heat sensor or fire horn will automatically set-off the fire alarm system in the entire building. Any and all costs will be the responsibility of the owner of the unit in which the alarm was triggered.**