



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: 11/5 & 11/19 11:00 a.m. - 1:00 p.m.
- HOA Meeting: Tuesday, 11/12 in the North Clubhouse @ 7:00 p.m.
- Finance Com. Meeting: Tuesday, 11/19 in the North Clubhouse @ 6:30 p.m.
- Thanksgiving Day & the Day After, 11/28 & 11/29 OFFICE CLOSED

**Newark Police Dept.**

Non-Emergency: (510) 578-4237

Anonymous Tip Hotline (510) 578-4965

# Murieta News

NOVEMBER 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

## The 2020 Budget; Changes & Updates

The 2020 Murieta HOA Operating Budget has been completed and will be approved at the open Board of Directors meeting that will be held on **November 12, 2019 at 7:00 pm at the North Clubhouse.**

This year the Budget Committee faced the reality of an unavoidable increase of approximately 9.4% over the 2019 dues starting January 1, 2020. The increase is due primarily to a 15% increase in contributions to our Reserve Funds. Reserve Funds are like a household savings account which sets money aside to pay for upcoming maintenance projects such as the roofs, elevator modernization, painting, etc.

### BUDGET HIGHLIGHTS & RESERVE FUND NOTES

The line items that will see significant decreases in the 2020 Budget are Carpet Cleaning & Repairs (Extras) by approximately \$7,800, Association Insurance by approximately \$5,100, and Equipment Lease by approximately \$2,000. The area requiring the largest budget increase is the Reserve Funds which increases by \$84,000. It's important to note that our Murieta village is about 35 years old and we can expect both well anticipated Reserve Fund maintenance expenditures as well as those that are unexpected.

The final 2020 budget, annual disclosures, and reserve study summary will be in the mail this month; please keep an eye out for it. Owners should retain this important mailing and its annual legal disclosures with your HOA documents. If you do not receive your package by the end of the month, please notify the office. For questions call the office or attend the upcoming Board meeting.



## Toys for Tots & Food Drive

Newark's League of Volunteers is collecting food and toys in the Tri-cities area (Newark, Fremont & Union City). There are donation barrels in the North Clubhouse in which residents can put new unwrapped toys and non-perishable foods to donate for the less-fortunate in our community. As a reminder, food barrels will be picked up by Nov 11 & toy barrels will be picked up by Dec 10. Please drop off your donations before these dates. Your generosity is appreciated!

## Reporting Crimes & Suspicious Activities

The Newark Police Dept. recommends that we report **all** crimes to them. If you see **suspicious** activity such as a vehicle circling an area for no apparent legitimate reason, persons loitering in an area, or lights on in a neighbor's unit when they are on vacation, please report this to the Police Dept. **Dial 911 if an emergency or (510) 578-4237 if a non-emergency.**

Be prepared to say exactly why you think the incident is suspicious. When reporting a crime or suspicious activity, be prepared to give a head to toe description of the suspect. You may not be able to remember every detail but remembering as much as possible can be particularly helpful to the police. Our complex is not crime proof. We need to keep watch on our community and neighbors!

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

## Smoke Alarms

We have successfully completed testing of the Fire System this year. All HEAT detectors have been checked and are in working condition. Thank you all for your cooperation.

The mandatory fire system testing does not include testing of the smoke detectors in individual units. Owners are responsible for checking, repairing, replacing and maintaining these devices. It was noted that some units were missing a device or the device was beeping (which indicates a low battery). Because these are condos, beeping detectors can easily be heard by neighboring units and can become a nuisance.

Smoke detectors are one of the first lines of defense you have in case of a fire. In an event of a real fire, they tend to alert you first. This is because they detect the smoke whereas the heat detector detects heat. Below I listed more information on the difference between the two devices.

- Heat detectors IN THE INDIVIDUAL UNITS ARE connected to the Fire System and will set off the building alarm if they are removed or detect heat. They do not beep.
- Smoke alarms IN THE INDIVIDUAL UNITS are NOT connected to the Fire System and will not set off the building alarm if they are triggered. This means if you burn food by mistake and the device is triggered, don't fret the building alarm will not go off. Air out your unit by opening the patio/balcony door. **DO NOT AIR OUT YOUR UNIT BY OPENING THE FRONT DOOR TO THE CORRIDOR** (see explanation below). Also, these devices will beep or flash when the battery is low.
- The common area hallways have a combination of heat and smoke detectors installed that **ARE CONNECTED** to the Fire System. AGAIN, if you burn food in your unit by mistake, **DO NOT AIR OUT YOUR UNIT BY OPENING THE FRONT DOOR TO THE CORRIDOR**. The smoke detector in the common area will detect the smoke, set off the building alarm, and the fire department will be dispatched. This has been the case for many false alarms and any related costs will be charged to the responsible homeowners.

Please take a time to check all the smoke detectors in your unit. If you need to replace them, you can purchase them at Home Depot, Lowes or Costco.

For any questions or more information, contact the office.

## Tree Pruning this Month

Last month, our tree company pruned the palm tress throughout. Tree pruning will continue the week of November 4-8, 2019.

Please look for "No Parking" signs that will be posted in advance at parking spaces that directly next to work sites. Affected residents must temporarily park elsewhere. Please contact the office with any questions.

## Construction Debris Removal

Neither residents nor their contractors may place construction debris from unit repairs or remodeling in the dumpsters. Homeowners are responsible for ensuring that all construction debris is hauled to:

Fremont Recycling and Transfer Station  
41149 Boyce Road  
Fremont, CA 94538  
Phone (510)252-0500  
<http://www.fremont-recycling.com/index.html>

They have a minimum \$51 charge and accept up to 880 lbs of waste. They are open for business Mon-Sat 8am-5pm.

## Windows Replacement

While window replacement is owner responsibility, residents have asked the question: if there was enough interest to replace a sizable number of windows at Murieta, could the HOA help negotiate a better rate on behalf of owners?

If a better rate could be negotiated, would you be interested in replacing your windows (at your own cost)? If so, please send a statement of interest to the office at: [murietahoa@gmail.com](mailto:murietahoa@gmail.com). Please email your statement by: January 10, 2020.

## Pools Closing Nov 1st

Poolside furniture will be put away and the pools' heaters will be turned off for the winter season.

The gym will remain open 24 hours a day. The pools, spas, saunas and South Clubhouse will remain open between 8:00 am to 8:00 pm (Sun-Thurs) and 8:00 am to 10:00 pm (Fri & Sat). Compliance with all posted signs is required.

**After hours use of these facilities can result in hearings and fee assessments.**

## Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on November 7th & 8th in Building 7 (39843) and Building 8 (39821).