



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: 11/3 & 11/17
11:00 a.m. - 1:00 p.m.
- HOA Open Online
Meeting: Tuesday,
11/10 @ 7:00 p.m.
- HOA Online Finance
Committee Meeting:
Tuesday, 11/24 @ 6:30
p.m. Please contact the
Office for participation
information.
- Thanksgiving Day &
the Day After,
11/26 & 11/27

OFFICE CLOSED

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News

NOVEMBER 2020 – MURIETA OWNERS’ ASSOCIATION NEWSLETTER

The 2021 Budget

The 2021 Murieta HOA Operating Budget was finalized last month and will be approved at the open Board of Directors’ meeting that will be held online on **November 10, 2020 at 7:00 pm.**

This year the Budget Committee had to consider the cost impacts (both direct and indirect) of COVID-19 restrictions as well as increases in maintenance and repair expenses related to major components such as plumbing and elevators. Next year will see an increase of approximately 8% over the 2020 dues starting January 1, 2021. The increase is due primarily to about a 16% increase in contributions to our Reserve Funds. Every month funds are contributed toward the Reserve Fund account to pay for planned maintenance projects such as elevator modernizations, roof work, and parking lot resealing.

BUDGET HIGHLIGHTS & RESERVE FUND NOTES

The area requiring the largest budget increase is the Reserve Funds which increases the budget by an approximate \$103,000. 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 2021 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.

Senate Bill 326, Mandatory Balcony & Staircase Inspections

Senate Bill 326 (SB 326), approved in late 2019, requires common interest developments like Murieta to perform periodic inspections of wood-based exterior elements such as balconies, stairways, and their railings.

What does SB 326 mean for Murieta? It means that a random and statistically significant number of “exterior elevated elements” (which includes balconies, decks, walkways, stairs and landings, etc. that are substantially made of wood) have to be inspected by a licensed structural engineer or architect.

These inspections will determine maintenance and repair costs of these major components. These findings will be incorporated into Murieta’s Reserve Study and the Board will have to analyze financial options to cover these costs depending on the findings.

The first inspection will be completed by 1/1/2025 and later inspections will be conducted every nine years thereafter, in coordination with the reserve study inspection. For now, the first phase will be to initiate the inspections. Please stay tuned to developments as they are provided in Board meetings and newsletters.

**** 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. The fire alarm system in each building has been checked and is 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. 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 the event of a fire, smoke detectors tend to alert occupants of a fire before heat detectors activate. More information regarding the smoke and heat detectors is provided below.

- 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. If you burn food and trigger the smoke alarm, the building alarm should not go off. Simply air out your unit by opening your 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.

If you inadvertently set-off your building's fire alarm system and there is no fire, you may call the local fire station, ACFD Station #27, right away to let them know there is no emergency at: (510) 578-4480.

Vehicle Break-Ins

Everyone in our community is encouraged to take extra precautions such as: 1) always lock your vehicle doors, 2) never leave anything exposed in your vehicle even for a moment, 3) hide your vehicle license information, and 4) report suspicious activity to the Newark Police Department's non-emergency phone number: (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 crime should take place at a later time.

We encourage all Murieta residents to participate in making our HOA community safe!

Stay Informed

Visit MurietaHOA.org and go to the Documents link to download a copy of the Association Rules & CC&Rs. The website provides the most current Murieta news. You may also **sign-up for email notifications** about upcoming projects, emergency announcements, and even to receive newsletters by sending your request to: MurietaHOA@gmail.com

Save Money; Flatten Boxes

Flatten all boxes prior to placing them into the recycle bins. Un-flattened boxes often cause an overflow of recyclables and trash that turns the dumpster area into a mess as boxes end up falling onto the enclosure floors and driveways as the recycle trucks fill their trucks. Please be courteous and make room for everyone to share the recycle bin.

Flattening boxes and making space for additional recycling items reduces clean-up times and allows for increased cleaning in other areas like stairs and entryways, and eliminates additional cleaning fees.

Rental Restriction in Place

Murieta is at 25% rental cap and there are 87 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.