



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. - 2:00 p.m.

Sat-Sun: Closed

Important Dates:

- Labor Day:
Monday, 9/2
OFFICE CLOSED
- Pest control visit,
Tuesday: 9/3 & 9/17,
11:00 a.m. - 1:00 p.m.
- HOA Meeting:
Tuesday, 9/10 in the
North Clubhouse @
7:00 p.m.
- 2020 Budget & Finance Com. Meeting:
Tuesday, 9/17 in the
North Clubhouse @
6:30 p.m.

Newark Police Dept.

Non-Emergency:
(510) 578-4237

Anonymous Tip Hotline
(510) 578-4965

Murieta News

SEPTEMBER 2019 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

2019's Fire Alarm System Testing Schedule September & October Mandatory Access Required

It is that time of year again when the fire system is checked in all buildings and in each unit. If you cannot be present during the hours of required access for your unit, please make arrangements in advance with a friend, neighbor, family member or the on-site office to provide access. We will not be able to make special scheduling requests. **Any unit not available during its scheduled testing time will require an additional visit, and the added cost will be billed to that homeowner.**

Testing Schedule: 9 a.m. to 5 p.m. on the following dates:

- 39997 Cedar (Building 2): Tuesday, Sept. 3, 2019
- 39975 Cedar (Building 1): Tuesday, Sept. 10, 2019
- 39931 Cedar (Building 4): Tuesday, Sept. 17, 2019
- 39953 Cedar (Building 3): Tuesday, Sept. 24, 2019
- 39821 Cedar (Building 8): Tuesday, Oct. 1, 2019
- 39843 Cedar (Building 7): Tuesday, Oct. 8, 2019
- 39887 Cedar (Building 6): Tuesday, Oct. 15, 2019
- 39865 Cedar (Building 5): Tuesday, Oct. 22, 2019



FIRE HORNS IN ALL UNITS MAY SOUND INTERMITTENTLY THROUGHOUT THE DAY on the day that building is being tested. Although the alarms were silenced during last year's testing, we ask that you continue to plan for the sounding of alarms and take special care of young children, elderly individuals and pets.

2020 Budget Meeting — 9/17 at 6:30 PM

The planning of the 2020 Budget follows the Finance Committee held on September 17, 2019 @ 6:30 pm at the North Clubhouse. No experience in finance is required. Your presence and input as homeowners is very important. Current projections show a **10% increase** in HOA dues. This is primarily due to a **15% increase (\$84,000)** in our reserve contributions. Please join us for this important drafting session as we discuss the future of Murieta HOA dues.

Common Area Manger

Dear Murieta residents,

You may have noticed a familiar face in the office lately; Alex Marquez. If you haven't met him yet, you will soon have the opportunity because he has rejoined the Murieta staff.

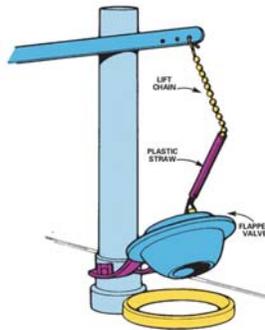
I will be stepping down as the Common Area Manager in order to attend to my family and Alex will be taking my role. I will still be around for the next months as Alex and I work together on executing a smooth transition. I enjoy working with community very much and look forward to serving this HOA in some capacity in the future.

It has been an honor to work for the Murieta Community. I appreciate each and everyone of you and will truly miss you.

~Carmen

Running Toilets

Recently there have been reports of running water sounds from behind the unit walls with no signs of water leaks or water damage. A possible source of this sound is a toilet flapper that is no longer working properly and needs replacement. Maintaining the toilet components in good condition can save thousands of gallons of water, and as a result, save on HOA dues.



Murieta pays for both common area water and residential water use with your Association dollars. **We now spend over \$100,000 a year on water.** Let's minimize our dues and help California.

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, 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 remember every detail but remembering as much as possible can be particularly helpful to the police. Remember our complex is not crime proof. We need to keep a watch on our community. Criminals will stay away from a vigilant community.

Palm Trees Maintenance

Winter is approaching in a few months, it is time to prepare for the rainy season. Arborwell will be trimming the palm trees throughout the complex.

Final schedules to be announced at the bulletin boards.



Go Green - Go Paperless! To request email Statements and Newsletters, please send an e-mail to murieta-hoa@gmail.com using your preferred email.

Water Leaks

Water leaks can cause thousands of dollars worth of damages especially from a water heater located on a 2nd or 3rd floor unit because it will impact your neighbors below.

The majority of water leaks can be prevented. Here are some tips to avoid the water leak woes.

1. Inspect your water shut off valves. They are located on your water heater, toilets, and under the kitchen and bathroom sinks. Check them for signs of leaks and rust. Too often, a leak occurs and the water cannot be turned off because the valve is broken or frozen. If you notice a problem, contact a licensed plumber.
2. Water heaters have a limited life span. Check the information on your water heater (typically located on the water heater itself). Inspect the condition of the shut off valves, as well as the pipes for rust. Check the pan for leaking water. If there is rust on the pipes or water in the pan, you may have a water heater that is about to burst. Water heaters must be serviced annually.
3. Check your toilet tank for proper functionality and base for signs of seepage.
4. Do not pour or flush inappropriate items down the drain including: sanitary napkins, diapers, sand, construction materials, cloth. These can clog the sewage lines.
5. Report any water back-up to the office immediately.
6. Repair leaking fixtures immediately.
7. Report any water stains on your ceiling or wall to your adjoining neighbor and the office immediately. There may be leaking supply or drain lines, which cost us all money and may cause expensive damage.

Failure to adequately monitor and maintain your unit's accessible plumbing, or report a leak can establish negligence on the part of the homeowner, and therefore establish liability. We encourage all homeowners and tenants to proactively participate in the maintenance and repair of all unit plumbing lines and fixtures to the extent possible.

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on September 5th & 6th in Building 1 (39975), Building 2 (39997) and Building 3 (39953).