



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: 9/1 & 9/15 11:00 a.m. - 1:00 p.m.
- HOA Annual & Open Online Meeting: Tuesday, 9/8 @ 7:00 p.m.
- HOA Online Finance Committee Meeting: Tuesday, 9/22 @ 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

SEPTEMBER 2020 – MURIETA OWNERS' ASSOCIATION NEWSLETTER

2020's Fire Alarm System Testing Schedule September & October Mandatory Access Required

It is that time of year again were 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 units not available at their scheduled date & 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. 8, 2020
- 39975 Cedar (Building 1): Tuesday, Sept. 15, 2020
- 39931 Cedar (Building 4): Tuesday, Sept. 22, 2020
- 39953 Cedar (Building 3): Tuesday, Sept. 29, 2020
- 39821 Cedar (Building 8): Tuesday, Oct. 6, 2020
- 39843 Cedar (Building 7): Tuesday, Oct. 13, 2020
- 39887 Cedar (Building 6): Tuesday, Oct. 20, 2020
- 39865 Cedar (Building 5): Tuesday, Oct. 27, 2020



FIRE HORNS IN ALL UNITS MAY SOUND INTERMITTENTLY ALL 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, the elderly and pets.

Alameda County Reopening Plan Resumes

Last month, Alameda County resumed the Reopening Plan as of 8/20/2020. Overall the Shelter in Place Order is still in effect, but the order will "allow" only for the opening of outdoor pools. The Board has examined the County's requirements as a prerequisite to opening the pools.

Some of these requirements are logistical and others financial. These requirements include additional staffing costs, drafting appropriate policies and protocols, and additional maintenance and sanitation costs. Additional considerations are legal and liability exposure, such as requiring 'hold harmless' agreements to be signed. However, hold harmless agreements do not provide 100% liability protection.

Under present circumstances COVID-19 remains a grave danger to our Murieta owners. Why? The HOA is not covered for virus infections. In fact, for HOAs, 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 long to the HOA; that is, the members of the community. A major lawsuit against Murieta homeowners would be financially devastating to many members of the community. The decision to keep the pools closed for the moment is being made to protect both the physical and financial wellbeing of the membership. A letter outlining the Board's decision will be sent to all members under a separate cover.

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

Murieta Reminder Notes

- ◆ The Salvation Army is currently not accepting donations due to the Shelter-in-Place Order. Our white Salvation Army bin, located next to the North Clubhouse, is closed. Please check with other local organizations for donation drop-offs such as Goodwill, St. Vincent de Paul or Viola Blythe Community Services.
- ◆ Please flatten all boxes prior to placing them into the recycle bins. Flattening boxes allows the HOA to maximize the benefit of our recycle service fee. Recently there has been an overflow of recyclables which could require adding an additional pick-up visit if boxes aren't flattened. This, in turn, will contribute to higher HOA dues next year. Please be courteous and make room for everyone to share the recycle bin so we don't have to unnecessarily spend more on this service.
- ◆ All resident vehicles must be registered with the Office and display a Murieta parking sticker. If your vehicle is not displaying a parking sticker and/or is not registered with the Murieta Office, please send your email request to: MurietaHOA@gmail.com. The Office will make arrangements with you while the Shelter-in-Place is in effect.
- ◆ If your unit has a fireplace and you use it, even if on a limited basis, you must hire a chimney sweep cleaning company to clean out the creosote on an **annual** basis and provide documentation to the office. This company must contact the Murieta HOA Management Office to get access to the chimney on the rooftop. Failure to maintain a clean chimney can result in a fire.
- ◆ Please remember to regularly check underneath all sinks, washing machines and water heaters for signs of any leaks. Taking a proactive approach with your plumbing can save you a lot of money!

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 and cannot be investor purchases for rental.

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.

Parking Lot Etiquette

Driveway Entry - Please be patient with visitors and other Murieta residents at the main entry gate. Murieta is a fairly large complex and first-time visitors can find the premises overwhelming. Please don't honk at, confront, card, or tailgate behind others in the driveways. Residents and guests have a right to access and exit the complex in peace. A little courtesy can leave a positive impression of our community.

Parking Nose-in - The Alameda County Fire Department advises our community that vehicles parked nose-in allow firemen to quickly put out fires as gas tanks are usually in the rear of the vehicle. The Association Rules prohibit vehicles from being parked backed-in.

Littering - Please pick-up any and all personal waste from your parking space. While we have a landscaping and cleaning crew, residents are still required to clean-up after themselves. Residents purposefully littering will be subject to Hearings and fines.

Parking Within Your Designated Space - Your vehicle must be parked within the parking space outlined by the white markings on either side. **Your vehicle cannot extend beyond the end of the white markings into the driveway.** If you park a vehicle and a motorcycle in the same space, you must park them in such a way that both are parked within your designated parking space.

Main Exit Gate - Occasionally residents and visitors drive into the complex via the main exit gate. This is strictly prohibited. Violators are subject to Hearings and fines.

Guest & Vendor Parking

Residents may not park in Guest Parking or Vendor Parking at any time.

The office has received reports of guests of residents not having the opportunity to use Guest Parking because other residents habitually take up these spaces.

Guest Parking is for the sole use by non-resident visitors for a limited number of times (with the exception of the loading and unloading exemption; see the Association Rules for more details).

Residents must find alternative parking solutions for additional vehicles. The Office can help connect you with owners wishing to rent out their parking space.

Unauthorized use of Guest Parking will result in a hearings, fines and the towing of your vehicle.