



**Murieta Homeowners Assoc.**

P.O. Box 345  
Newark, CA 94560

Overnight Mailings Welcome  
at:

39821 Cedar Blvd.  
Newark, CA 94560  
Phone: (510) 683-8794  
Fax: (510) 683-8940

**Website:**

[www.murietahoa.org](http://www.murietahoa.org)

**Email:**

[murietahoa@gmail.com](mailto:murietahoa@gmail.com)

**OFFICE HOURS:**

Mon. 9:00 - 3:00  
Tues. 9:00 - 3:00  
Wed. 9:00 - 3:00  
Thurs. 9:00 - 3:00  
Fri. 9:00 - 6:00

**Important Dates:**

- **Applied Pest Mgmt. visit, 2/3 & 2/17, 9:00—11:00 am**
- **Finance Com. Mtg: Tuesday, 2/10 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 2/10 in the North Clubhouse @ 7:00 p.m.**
- **President's Day 2/16—Office Open**

# Murieta News



FEBRUARY 2015 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

## Board Volunteers Needed

Murieta's Annual Meeting of the Membership and Election of Directors will be held on April 14, 2015. We need interested Murieta owners to step forward to serve as Board Members.

Our Vice President & Secretary, Timothy Young, has indicated that this will be his last year on the Board after many dedicated and productive years of service. We are looking for a new candidate to step forward for election to the Board this year.

Nominee requirements are that an owner is a Murieta resident and is a Member in Good Standing. All you need is honesty, maturity and a willingness to listen and help others. Board members are asked to attend at least one meeting a month and stay in contact with other Board Members and the office via email. Interested owners are encouraged to contact the office for a Nomination Form or acquire it from our website: [www.murietahoa.org](http://www.murietahoa.org) under the Forms, Fees & Insurance link. Board Nominations are due by February 28, 2015.

## Letter from our Treasurer

Dear Murieta Owners,

As last year came to a close the Murieta HOA ended with a surplus in the operating and expense (OPEX) account of just over \$84k. This surplus was related to a number of factors, mostly due to the lack of an office manager to complete tasks slated for this year, a decrease in costs related to switching landscape companies and the recovery of bad debt. It is normal to have some money left as most of the items in the budget are based off estimates. As decided in the finance committee and approved by the board, a percentage of this surplus will be used to pay off a past debt to the Reserve Account from 2009 and 2010 when times were not so good for us. These debts total just under \$43k, and with the payment of this debt it will leave us, overall, in really good shape as a community. The remaining cash will remain in the OPEX account and will be used to fund some of the missed projects once we find a CAM that is right for us.

Because of the cost savings in landscape and other areas, the increase in dues this year was minimal. Although we are looking to find more ways to save costs in the coming year, we are expecting another increase for next year. Residents wishing to help save costs can help by saving water. The increase in the water bill accounted for an average increase in dues of \$3.35 a month by itself. That's 30% of the overall increase and we don't see water getting much cheaper in the near future. Even if the rains fill up the reservoirs, the state population increase is also taking its toll on our resources.

As always, we would love for other residents to attend or join the finance committee (second Tuesday of the month @ 5:30PM) and offer feedback and ideas.

Sincerely,

Mike Delong

Treasurer – Murieta HOA

## Parking Rule Change

The Board discussed a change to the Parking Rule at the January 13, 2015 HOA Meeting. The proposed rule addition/change will be reviewed and approved at the February 10, 2015 if no further changes are made.

### PARKING RULE ADDITION

Residents and owners must follow ALL Murieta parking rules. Everybody living at a Murieta address or having their car registered at a Murieta address must have a parking sticker and follow the resident parking policy. In the event that an owner/renter claims that he/she has another place of residence, the owner/renter must attend a hearing to get a waiver by providing to the board's satisfaction documentation to prove residence elsewhere. Documents such as: taxes, paystubs, CDL, DMV registration, bills are acceptable. A waiver must be granted by the Board for an owner to use the Guest Parking and must be indicated on the vehicle. The waiver is good for one year at which point the waiver expires and must be renewed by attending another hearing and providing the required updated documents.

### CHANGE TO CURRENT RULES

#### GUEST PARKING

Guest parking is for non-resident vehicles ONLY. Residents or owners may use guest parking for up to 30 minutes with the emergency lights on for dropping off physically disabled people and for loading or unloading their vehicles only. Resident or owners vehicles using guest parking on any other basis are subject to an assessment. All vehicles parked in guest parking between 2 a.m. and 6 a.m., not displaying a valid guest-parking placard, will be towed at the owner's expense without notice. This also includes vehicles parked in any stall other than their assigned spaces. No Exceptions!

Guest-parking placards are never valid for resident or owners vehicles. One Guest-parking placard is available per unit and should have been included with the purchase of the unit. Replacement for lost or additional Guest-parking placards may only be obtained by the current resident of the unit upon presentation of proper identification, proof of residency and payment of an additional charge. All Guest-parking placards remain at all times the property of the Murieta Homeowners Association and must be surrendered immediately upon demand. Misuse or abuse of a Guest-parking placard may result in its confiscation without compensation.

**Please Note:** Owners without parking stickers will be assessed beginning 2/1/2015; Violations will be assessed at \$15 per week for those without stickers.

## Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are 48 homeowners on the Waiting List to obtain an authorized rental status. All units sold must be for owner-occupancy only and cannot be investor purchases.

Unauthorized rentals are subject to Hearings, daily assessments and the loss of their Good Standing privileges. [Please see your CC&Rs page 13 regarding rental restrictions](#). To get on the Waiting List to obtain rental authorization, send an email request to: [murietahoa@gmail.com](mailto:murietahoa@gmail.com).

## Women's Koffee Klatch

On February 9, 2015 our Murieta Women's Koffee Klatch meets at 8:30 am in the North Clubhouse. We would like women of all ages to come and join us for coffee, donuts, bagels, sometimes fruit, and conversation. We have had some good discussions on what is taking place in our community.

## Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place during the week of February 2nd through 6th in Building 7 (39843) and Building 8 (39821) as well as the North and South Clubhouses.

Mr. Unlimited offers discounted rates to residents who would like your own carpets cleaned on the day that he will be in your building. If interested, please call Mr. Unlimited at (650) 679-5544 for an estimate.

**Go Green - Go Paperless!** To request email Statements and Newsletter, please send an e-mail to [murietahoa@gmail.com](mailto:murietahoa@gmail.com) using your preferred email. **All participants are entered in an annual \$50 drawing each August.**