



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

Email:

murietahoa@gmail.com

OFFICE HOURS:

Monday - Friday

9:00 a.m. - 6:00 p.m.



Important Dates:

- **New Year's Day,**
Jan. 1st, **OFFICE**
CLOSED
- **Applied Pest Mgmt.**
visit, 1/6 & 1/20,
9:00—11:00 am
- **Finance Com. Mtg:**
Tuesday, 1/13 in the
North Clubhouse @
5:30 p.m.
- **HOA Meeting:**
Tuesday, 1/13 in the
North Clubhouse @
7:00 p.m.

Murieta News

JANUARY 2015 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Holiday Tree Recycling

December 30, 2014 to January 6, 2015



PLEASE BE SURE TO:

Remove all lights, tinsel, garlands and ornaments.

Remove tree stands and nails. Cut tree into 5-foot lengths.

Trees with **ARTIFICIAL SNOW** are **NOT** permitted.

The Workings of the Murieta Office

For more than 5 months we have operated the HOA office in the capable hands of Alex Marquez, our Assistant Manager. Thanks so much Alex for your expertise and hard work in keeping everything under control during these long months! Please show your appreciation for Alex when you visit our office.

Incidentally you may have noticed that one of our directors Kirsten List has spent a great deal of time helping us in the office to keep up with landscaping and parking stickers etc. Thanks Kirsten. And thanks to all the Board members for putting in many extra hours in attending to residents' concerns, interviewing candidates etc., while the office was short staffed.

We are pleased to report that Susie Lomack who joined us briefly in October is back with us. Please welcome Susie as our new Common Area Manager. Susie has a great deal of experience in Homeowner Association organizations and we will greatly benefit from her as we move into 2015!

Happy New Year to all of our Murieta neighbors!

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are 45 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 fines and loss of 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

Shut-off Valves, Hoses, Toilet Seals, Faucets, etc.

All plumbing fixtures within your unit that stick out from the wall are your maintenance responsibility. If you have not had your plumbing checked in the last few years, it is vital that you do so. Make sure to check your shut-off valves under sinks and behind toilets, and check to see that toilets are operational and not leaking. Check to make sure hoses, dishwasher, washing machine, faucets and shower valves are not leaking and that seals are not cracked or unseated. Our hard water wears down parts and calcifies over time.

January Murieta Notes

HOA Dues Please be reminded that dues increase in 2015. Please be sure to include the correct payment amount when you submit your dues. If you are making an automatic payment, it will be automatically adjusted.

Stop Sign Please stop at the stop sign instead of driving through it. Near collisions have been reported due to drivers not coming to a complete stop.

Women's Koffee Klatch We will be meeting Monday, January 12, 2015 at 8:30 a.m. in the North Clubhouse. We invite all women to join us for coffee and refreshments. We are together until about 10:00 am to 10:30 a.m. So if you cannot make 8:30 a.m., feel free to come at anytime.

Parking Stickers We still have residents without parking stickers on their vehicles. Starting in January, violations will be assessed to any resident without one.

Dogs on Leash All dogs must be on a leash at all times in the common areas. This will prevent injuries to both other dogs, residents and guests.

Landscaping If you are walking around the complex, please notice the mulch that DelConte filled in around the Oleanders and young trees in front of the complex and in the court yards. This not only is a safety measure, but the mulch helps to retain moisture and as it decomposes and also feeds the trees.

Kick-plates If you are in a building with wooden end door, you will notice kick plates have been installed to protect the bottom of those doors.

Guest Parking We have seen a lot of Guest Parking violations lately and would like to remind all residents of the rules.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place during the week of January 7th through 11th in Building 4 (39931) Building 5 (39865) and Building 6 (39887). 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 using your preferred email. All participants are entered in an annual \$50 drawing each August.

Tree Trimming – Phase 3

The final trimming phase will take place in January. The affected trees will be those along the Murieta perimeter wall on the east and north sides of the complex. Please look for "No Parking" signs that will be posted in advance.

MurietaHOA.org Online Access

Download, for free, Murieta documents and forms:

- ♦ Master Policy Insurance Information
- ♦ Automatic Payment Authorization Forms
- ♦ Certificates of Insurance
- ♦ Rules & Regulations, CC&Rs and Bylaws
- ♦ Clubhouse Usage Agreements
- ♦ Key Deposit Forms
- ♦ Lease Riders for Rental Units
- ♦ HOA Meeting Minutes (Current)

Package Deliveries

The office can accept and sign for packages delivered to you that you can then pick-up at your convenience during office hours – but only with private carriers: UPS, FedEx, DHL, On-Track, etc. If your package is being shipped by the United States Postal Service (USPS), it will be in your mailbox, or a key to the larger boxes or a tag will be there. Many have to pick-up USPS deliveries at the Main Post Office at: 6655 Clark Avenue here in Newark.

Patio & Balcony Items

Clotheslines, storage items, boxes, recycling, garbage bags, cans or bins, ladders, tools, etc. are not permitted. Patio plants and trees must be kept trimmed off of fences and structures, and kept trimmed to patio size. This means 1st floor plantings should not extend above the balcony floor of the unit above without permission of the owner of the unit above. Often residents above enjoy the added privacy, but this is not always the case. So, if you receive a trimming notice, please act in a timely manner.

Making Automatic Payments saves us all money!

You can avoid late charges by signing up for automatic payments withdrawn directly from your checking or savings account. To set-up automatic payments, visit us online at: murietahoa.org, click on **Forms** listed under the **Table of Contents** on the left column, click on **Automatic Payment Authorization**, print and complete this form. Email or mail the form to the Office or drop it off at the Office or mail slot.