



**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:**

Monday thru Friday  
9:00 a.m. - 6:00 p.m.

**Important Dates:**

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



# Murieta News



MARCH 2015 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

## The Workings of the Murieta Office

Since July last year 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!

We are pleased to report that Carmen Mejia has recently been appointed as Common Area Manager. Carmen has a great deal of experience in Homeowner Association organizations and we will greatly benefit from her as we move through 2015! Please welcome Carmen as our new Common Area Manager.

## Ever Wondered What our Homeowner Dues Pay for?

If we owned an individual house we would have to save for roof repairs, exterior painting, plumbing repairs, replacing lawn mowers, irrigation equipment and landscape work. You would also have to pay for your trash, recycling and water. At Murieta this is paid for out of your dues. Your dues also go toward maintenance of elevators, recreation facilities, security gates, hallway cleaning, landscaping, office staff, exterior lighting and Murieta Association insurance. At each Finance Committee meeting we review all of our income and expenses to ensure that we meet budget and minimize expenses—all are welcome to attend the Finance Committee meetings.

## Elections Approaching April 14th

Did you know that we share ownership and management of our whole community? Did you know that as a homeowner in good standing you are eligible to have a voice in the improvement of the Murieta community? You can do this by attending any Homeowner or Finance Committee meeting or volunteering to serve in particular areas. You can also do this by placing your name on the ballot for election to the Board this year. Our Board of Directors consists of 5 elected homeowners who make the interests of Murieta neighbors a priority in their lives and make decisions in our best interests. See Carmen or Alex in our office for details on how to get on the ballot this April.

## Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are 51 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 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](mailto:murietahoa@gmail.com) You will receive a confirming email response for your records.

## A Few Murieta Notes

Now that we are fully staffed, walk-throughs have resumed. The following are general reminders for all Murieta residents:

- ♦ All window coverings visible from the exterior must be in white or off-white colors. If you have window coverings in any other color, a white backing is a quick solution to bring your unit into compliance.
- ♦ Quiet Hours are from 10:00 pm to 6:00 am. Washers and dryers cannot be used during these times. Using sound-generating home electronics can be used as long as they do not create a nuisance for neighboring units.
- ♦ Trash bags left in the hallways is never permitted, not even for a few minutes.
- ♦ Pets: please clean-up after your pets when they are in common areas. Dogs must be on leashes at all times when in common areas. Do not handle feral cats or other critters as they may react in unpredictable ways.
- ♦ All unit doors at common area hallways must be kept closed at all times as they are an integral part of the fire-safety system. Please use your sliding glass door to air-out your unit.
- ♦ Parking Stickers must be placed on the lower-left side of the rear window on all vehicles.

Rule violations are subject to Hearings & assessments.

## Patios and Balcony's are for Patio Furniture Items Only

Indoor furniture, clotheslines, storage items, boxes, recycling, garbage bags, cans or bins, ladders, tools, etc. are not permitted in your patios or balconies. 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.

**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.**

## Women's Koffee Klatch

On 3/9/15 our Murieta Women's Koffee Klatch meets at 8:30 am in the North Clubhouse. We would like women of all ages, owners and renters, 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.

## Lender Requests for Insurance Information

If you have a mortgage or are refinancing, your lender may request from you either a copy of the Master Policy or Insurance Certificates for Murieta Homeowners Association.

To obtain a copy of Insurance Certificates, please call EOI Direct at: (877) 456-3643 for same day service. You, or your lender, can also obtain a copy online at: [www.EOIdirect.com](http://www.EOIdirect.com)

To obtain a copy of Murieta HOA's Master Policy, please call Paula Kennard at Socher Insurance Agency at: (650) 784-0694.

If you need basic insurance certificates outlining Murieta's insurance coverage levels, you can visit our website: [www.MurietaHOA.org](http://www.MurietaHOA.org) and click on the Forms, Fees & Insurance link. Scroll down to the middle of the page to the insurance section.

## Valid Mailing Addresses

Do you use a different address to receive your mail other than your Murieta address? Please make sure to update the Office with your mailing address, and all other contact information, so that you can receive any and all correspondence and notices pertaining to your unit. To update all other information, you can submit an updated Emergency Contact Form to the onsite Office. You may obtain a copy of the form at [www.MurietaHOA.org](http://www.MurietaHOA.org) and click on the Forms, Fees & Insurance link.

## Common Area Carpet Cleaning

The next round of common area hallway carpet dry cleaning will take place on March 11th & 12th in Building 1 (39975), Building 2 (39997) and Building 3 (39953).

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.