



**Murieta Homeowners Assoc.**

P.O. Box 345  
Newark, CA 94560

Overnight Mailings Welcome  
at:

39821 Cedar Blvd.  
Newark, CA 94560  
Phone: (510) 683-8794  
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**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 - 6:00  
Fri. 9:00 - 6:00

**Important Dates:**

- **Applied Pest Mgmt. visit, 11/4 & 11/18, 9:00—11:00 am**
- **HOA meeting: Tuesday, 11/11 in the North Club-house @ 7:00 p.m.**
- **Veterans Day, 11/11—Office Open**
- **Finance Com. Mtg: Tuesday, 11/18 in the North Club-house @ 6:30 p.m.**
- **Thanksgiving Holiday—Office Closed 11/27 & 11/28**

# Murieta News



NOVEMBER 2014 – MURIETA HOME OWNER'S ASSOCIATION NEWSLETTER

## Automobile Sticker Program

The Automobile Sticker Program is in effect. The deadline to have your vehicle registered and automobile sticker in place is **Wednesday, December 3, 2014**. This is **mandatory** for all residents and owners to obtain a parking sticker from our office.

You will need to provide a copy of your vehicle registration and sign the Parking Sticker Agreement that indicates that you will abide by our Murieta Homeowners' Association General Rules and General Information 'Resident Parking Spaces and Guest Parking'. The Parking Sticker Agreement form can be found at

## Fire Alarm System Testing & Repairs

Building 2 (39997) has failed the annual fire safety system inspection this year and must be re-tested for repairs. All units must be made available during the morning of **Wednesday, November 19, 2014 between 9 am to 12 noon**. If you need assistance in making your unit available, please contact the office to make arrangements.

Six (6) units missed their free annual inspection date in September and have been **rescheduled for Wednesday, November 19, 2014, 1:00 p.m. - 4:00 p.m.** The affected six units will receive door and mail notifications noting mandatory access required on this date and time.

**SPECIAL NOTE:** Fire horns will sound throughout the complex on this date. Take special care of young children, the elderly and pets.

## The Workings of the Murieta Office

We continue to operate the HOA office in the capable hands of Alex Marquez our Assistant Manager. Back in July the HOA Board began a long search for a Common Area Manager qualified to serve the Murieta homeowners. It has proven difficult to find an individual who has both the professionalism and the human touch that we need to manage the complex tasks that the Murieta HOA faces from day to day. We are disappointed that an excellent candidate joined us only briefly before she was struck by a serious illness and felt compelled to resign.

The Board continues the search for the best manager and requests that homeowners work together while we are short staffed. The Murieta Condominiums are a beautifully landscaped and tastefully constructed set of buildings that form a community. The Board purposes to increase the look and livability of Murieta but has noticed many areas of concern. When you purchased a condominium at Murieta you obligated yourself to comply with the rules and regulations and the CC&Rs of our community. It would be a good idea to read and review these documents because they help us all to live together in this community—they are available on our website or at the office. Unfortunately a number of homeowners have ignored polite newsletter articles on a range of subjects. As an example we have some cluttered and messy balconies and patios. In due time the Board intends to rectify these problems so that we can maintain a community we can all be proud of.

## A Few Murieta Notes

The following are general reminders for all Murieta residents:

- ♦ All window coverings visible from the exterior must be in white or off-white colors.
- ♦ Balconies and patios can only contain items that would customarily be placed in a patio including patio furniture, potted plants and County approved-BBOs grills. Clotheslines, storage boxes and indoor furniture are prohibited.
- ♦ Quiet Hours are from 10:00 pm to 6:00 am.
- ♦ Trash bags left in the hallways is never permitted, not even for a few minutes.
- ♦ In-unit carbon filters can help reduce the smells of smoke, cooking and pet odors.
- ♦ 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.

Rule violations are subject to Hearings & assessments.

## Pools Closing November 3rd

Poolside furniture will be put away and the pools' heaters will be turned off for the winter season.

The gym will remain open 24 hours a day, and the pool, spa, sauna and south clubhouse are only open between 8:00 am to 10:00 pm. After hours use of these facilities can result in hearings and fee assessments. Compliance to all posted pool area signs is required.

## Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are 41 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 Waiting List to obtain rental authorization, send an email request to: [murietahoa@gmail.com](mailto:murietahoa@gmail.com)

**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 the second Monday of the month, 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.

## The 2015 Budget is Coming

The 2015 Budget will be mailed to all owners in November; please keep an eye out for it. Owners are strongly encouraged to retain this important mailing with it's annual legal disclosures with your HOA documents. If you do not receive your package by the end of the month, please notify the Office.

## Tree Trimming Throughout

The trimming projects will begin on November 12, 2014. Please look for "No Parking" signs that will be posted in advance.

Tree trimming will take place in three phases:

- ♦ Phase 1—trees between the buildings and the driveways.
- ♦ Phase 2—trees in the interior courtyards.
- ♦ Phase 3—trees along the Murieta perimeter wall.

## No Soliciting

This is a reminder to all Murieta residents that NO ONE, whether an outside sales person or resident, is authorized to sell door-to-door at Murieta. Murieta is private property and has posted No Solicitation signs. Know that neither the Board nor the Office has authorized the soliciting of business at Murieta.

Please report any solicitors or suspicious activities / individuals to the Newark Police Department. Use 911 or Newark Police Department's non-emergency line, 510-578-4237.

## Common Area Carpet Cleaning

The next round of common area hallway carpet dry cleaning will take place during November 4th & 5th in Building 7 (39843) and Building 8 (39821) and in both 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.