



Murieta Homeowners Assoc.

P.O. Box 345
Newark, CA 94560

Phone: (510) 683-8794
Fax: (510) 683-8940

Website:

www.murietahoa.org

Email:

murietahoa@gmail.com

OFFICE HOURS:

Mon. - Tues.
9:00 a.m. - 3:30 p.m.
Wednesday
9:00 a.m. - 6:00 p.m.
Thurs. - Fri.
9:00 a.m. - 3:30 p.m.

Important Dates:

- **Applied Pest Mgmt. visit, 12/6 & 12/20**
9:00 - 11:00 a.m.
- **Women's Koffee Klatch, 12/12 in the North clubhouse @ 8:30 a.m.**
- **Finance Com. Mtg: Tuesday, 12/13 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 12/13 in the North Clubhouse @ 7:00 p.m.**
- **Christmas Day - Observed 12/26 OFFICE CLOSED**

Murieta News



DECEMBER 2016 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

2017 HOA Monthly Dues:

Starting January 1st 2017, the monthly HOA dues will be the following based on the number of bedrooms per unit:

1 Bedroom Unit	\$330.90
2 Bedroom Unit	\$361.46
3 Bedroom Unit	\$383.45

Please ensure your check amount reflects the new amount. Owner's enrolled in the "automatic payment program" in which your monthly dues are deducted each month from your checking account need not do anything if you wish to continue taking advantage of it. We will let your financial institution know of the new amount that will be withdrawn on the 10th of each month.

Bulky Item & Christmas Tree Bins Arriving this Month

The bulky item dumpster will be here from 12/23/2016 - 1/6/2017, and will be placed in the guest parking spaces against the back wall near Bldg. 3 (39953). Only non-hazardous household items can go inside the bin.

All electrical items need to be recycled at any e-waste recycling center such as E-Waste Buyback & Recycling Center located at: 33548 Central Avenue, Union City, CA 94587, or for further information, call them at: (510) 468-2642.

Not permitted: Hazardous waste, tires, or auto parts; fluorescent tubes or batteries; appliances (stoves, microwaves, ovens, washing machines, dryers, dishwashers, refrigerators, or vacuum cleaners); televisions, food waste or liquid waste; and dirt, concrete, tile, construction debris, gravel, sand or rock. You must make arrangements to dispose of these items directly.

Al Hansen's Hauling Service is available for personal item pick-ups at (510) 792-0306.



Christmas Tree Recycling

Republic Services will have a dumpster in guest parking at the main entrance of the property between 12/23/2016 - 1/6/2017. Please remove all ornaments, tinsel, lights, and other non-organic decorative materials and tree stands. Also, note that no flocked trees are permitted in the bin. These must be cut into four foot sections and disposed of in the garbage.

Rental Restriction

Murieta has a 25% rental cap. Currently there are 54 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

A Couple Murieta Notes Holiday Parcel Deliveries

- ♦ **Use of Guest Parking:** There are a limited number of Guest Parking spaces. Residents may never park in Guest Parking except to load or unload their vehicle for up-to 30 minutes with the vehicle's flashers on. During the holiday season there will be a high demand for parking by visitors to the Murieta complex. Resident vehicles parked in Guest Parking are subject to towing without notice at the vehicle owner's expense.
- ♦ **Holiday Safety & Security** - As the shopping season ramps up it is important to be mindful of your security. We remind you to not leave packages, or any other valuables, in your vehicle where visible, in front of your unit doors or inside your patios. Please remember to ensure all gates and doors lock behind you as you enter and exit the complex. Also, do not allow access to strangers via the intercom system.

The office can accept, and sign for, packages delivered to you at the HOA Office that you can then pick-up at your convenience during office hours (see page 1 for Office Hours). Private couriers deliver packages to Murieta residents on a daily basis including: UPS, FedEx, Amazon, OnTrac, DHL, and more. It is always recommended that you track your parcels online!

If your package is being shipped via the United States Postal Service (USPS), it will be in your mailbox. If the parcel is large, they will leave a key to the larger mailboxes in your mailbox, or they will leave you a notice to pick-up your parcel at Newark's Post Office. The post office is located at: **United States Postal Service, 6655 Clark Avenue, Newark, CA 94560**. Their contact phone number is: (510) 797-0903. Please note: the HOA Office does not handle parcels delivered by the USPS.

Annual Tri-City Food & Toy Drive



Newark's League of Volunteers is collecting food and toys in the Tri-cities area (Newark, Fremont & Union City). We will have food and toy bins at the North Clubhouse for the next several weeks.

Please bring unwrapped toys and non-perishable foods to donate for the less-fortunate in our community. Your generosity is appreciated!

Permitted Items on Patios & Balconies

Only patio furniture and patio related items may be placed in your patios and balconies. In order to maintain a consistent and presentable appearance (and comply with the Murieta Rules), please take a moment to assess your patio or balcony.

Indoor furniture, clotheslines, storage items, boxes, recycling, garbage bags, cans or bins, ladders, tools, brooms, mops, vacuum cleaners, etc. are not permitted in your patios or balconies and must be stored elsewhere.

Go Green - Go Paperless! To request email Statements and Newsletters, please send an e-mail to murietahoa@gmail.com using your preferred email. **All participants are entered in an annual \$50 drawing each year.**

Heat Sensors & Fire Horns

You may have noticed the heat sensors (the round white disks) on your ceilings or the fire horn (the white box that looks like a speaker) mounted in the hallway of your unit. These fixtures are part of the Murieta Fire Protection System.



Residents should **NEVER** remove this equipment for the purposes of making repairs or home improvements to your walls and ceilings. **DISCONNECTING A HEAT SENSOR OR FIRE HORN WILL AUTOMATICALLY SET-OFF THE FIRE ALARM SYSTEM IN THE ENTIRE BUILDING AND COST WILL BE BILLED TO THE HOMEOWNER.**

Common Area Carpet Steam Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of December 5th through 9th in Building 1 (39775), Building 2 (39997) and Building 3 (39953).

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