



**Murieta Homeowners  
Assoc.**

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**Website:**

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

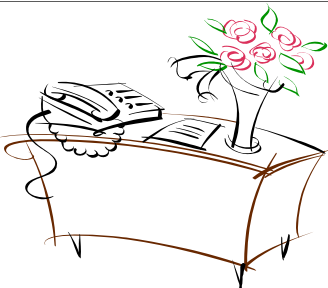
**Email:**

[murietahoa@iqmail.net](mailto:murietahoa@iqmail.net)

*Need to reference our  
CC&Rs or Bylaws?  
They are always just a  
click away...  
[murietahoa.org](http://murietahoa.org)*

**Note:**

Office will be closed on  
Monday, May 31st in ob-  
servance of Memorial Day.



**OFFICE HOURS:**

Monday	9:00 - 5:30
Tuesday	9:00 - 5:30
Wednesday	9:00 - 7:00
Thursday	9:00 - 5:30
Friday	9:00 - 5:30



# Murieta News



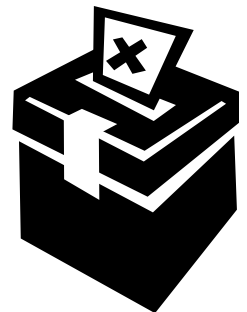
MAY 2010- MURIETA HOME OWNER'S ASSOCIATION MONTHLY NEWSLETTER

## Murieta Board of Directors for 2010-2011:

Joy Hurst	President
Tim Young	Vice-President
Karen Barry	Secretary
Carl Kennedy	Treasurer
Linh Tran	Director

This group of outstanding individuals has gone above and beyond the call of duty and we should all be very grateful to them for taking up the responsibilities of the Board for another year.

## Parking Lot Security... An Update:



As you all know, this year's ballot for the annual election included the question regarding what to do about the security in the Murieta parking lots. The choices were security cameras, gates in the center driveways, security guards or to leave things as they are. The Board wanted to present the question to the community because all options with the exception of 'doing nothing' represented an increase in the monthly dues.

The ballots cast were recorded and the votes counted on the day of the annual meeting of April 13, 2010.

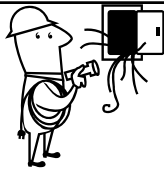
Of the 134 votes casted (out of a possible 324), the results were as follows:

Option	No. of votes in favor of this option
Video cameras	2
Gates at center driveway	65
Security guards	6
Do nothing	57
Votes discarded because of lack of identification	4

Total 134

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## Important Numbers:



⇒ **Need a plumber?**  
**Conway Plumbing**  
 510-252-1991  
 510-252-1144  
 Lic. # 824740

⇒ **Need a painter?**  
**L & E Painting**  
 Lic.# 804363  
 Luis E. Perez  
 408-505-5491

**Y & J Painting**  
 Lic # 781481  
 Sang Yi  
 (510) 673-1593

⇒ **Need an electrician?**  
**RPM Electric**  
 Lic.# 771569  
 510-494-1519

⇒ **Have water damage?**  
**Restoration Management**  
 800-400-5058  
 510-438-9823

⇒ **Dryer vent has to be cleaned?**  
**Air Doctor**  
 Lic.# 823804  
 800-584-5941

⇒ **Do you have oversized items to haul away?**  
**Al Hansen Hauling Service**  
 510-792-0306

⇒ **Need a Tow Truck?**  
**All Ways Towing (Ask for Becky)**  
 510-794-7800

⇒ **Need to sweep your Chimney?**  
**Jerry's Chimney Services & Stove Shop**  
 510-471-5601  
 510-786-9098

⇒ **Looking for an Internet connection?**  
**Connect to Murieta's T1 Line**  
**Ygnition Networks**  
 1-866-876-3278

⇒ **Need your carpets cleaned?**  
**MR. Unlimited—Floor Care**  
 650-679-5544



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## The "gates" option got the most votes. Does this mean we are going forward with installing gates?

No. In spite of our efforts to publicize this important topic in past issues of this newsletter and ask all owners to please get involved and vote, less than half of the association members casted a ballot (41.36 % to be precise).

The problem is that our by-laws very clearly specify that any project which would increase dues, needs to be approved by a majority of the members (50% plus 1)...

*Murieta By-Laws Section 4.5 (a):*

*...In the case of a written ballot conducted for the purpose of voting on assessment increases requiring membership approval, the quorum requirement for valid action on the proposal shall be a majority of all members.*

## What does this mean?

We needed 163 association members to cast their vote. We got 134 ballots. If only 29 more owners had voted, the results would be valid and we would be able to move ahead with the "gates" project.

## So, what to do now?!?!

The Board has decided to conduct another election. This time it will be much simpler and ask only whether or not you are in favor of installing gates in the center driveways. The March 2010 issue of this newsletter has all the details about this option. You can download the March issue from our website.

Please expect a mailing from the association with a one-page ballot. The same double envelope system will apply. Make sure to write your name, address and MR # in the outer blue envelope (otherwise your vote cannot be counted). When you receive the ballot, PLEASE, open it, cast your vote and return to us by mail or dropping it in the office immediately. Everyone's cooperation will be needed to get the 50% plus 1 quorum required in order to make the results official.

**Does your condo insurance cover you in case an upstairs neighbor leaks into your unit and they do not have insurance?**

**Are you covered for liability if a pipe between the walls that serves only your unit bursts and damages your neighbor's unit?**

**The only way to be sure that you have adequate coverage is to have your agent read the CC&Rs and create a policy to suit your needs at Murieta.**

# When Was the Last Time You Had your Dryer Vent Cleaned?

Each individual unit has a separate dryer vent and each stack of units shares a dryer vent screen. The association is responsible for the screens and Air Doctor will be here on XX to perform their semi-annual cleaning of those common area dryer vent screens on the roof.

How about your individual vent? Clogged vents lead to higher PG&E bills and are a fire hazard. We found out last year that a clogged vent may lead to water damage as well... if moisture is not able to be released through the vent, it condenses and comes back down... as water.

The first floor units are especially vulnerable to water damage from clogged dryer vents because the steam must travel a much longer distance to be released out through the roof.

Air Doctor is offering a discounted price to clean your unit's dryer vent on the same day they will be here to perform the common area work. The rates are \$145 for first floor units, \$135 for second floor units and \$125 for third floor units. Please call Air Doctor directly to schedule your appointment and take advantage of this offer at 1-800-584-5941

## Carpet Cleaning for Bldgs. 4, 5 and 6:

"Mr. Unlimited" Carpet Cleaning will be here to professionally clean the common area carpets on the following schedule:

Building 7 (39843 Cedar) on Monday, May 3  
Building 8 (39821 Cedar) on Tuesday, May 4

Mr. Unlimited is offering discounted rates for cleaning the carpet in your unit while they are in your building. If you wish to take advantage of this offer, call 650-679-5544 (Cost: 1 bedroom unit: \$120, 2 bedroom unit: \$140, and a 3 bedroom unit: \$160). They can also clean just part of your unit if you prefer. Call them for a quote.

## Etiquette When Taking your Dog for a Walk:

A resident reports dogs are being allowed to pee on the stucco pillars between buildings 1 & 2. This truly is unsanitary and needs to stop. It is the responsibility of each dog owner to assure that that your pet is a good citizen. Not doing so reflects poorly on all dogs and their owners.

Please pick up pet waste and do not allow male dogs to relieve themselves on any part of any building.

The Salvation Army Small Donation Station is located outside the north clubhouse (next to the office). They accept clean, gently used clothes, shoes, towels and linens.

### Kids First Day Care

Family daycare inside the Murieta Complex for children from 6 months to 12 years  
contact Anita @ (510) 438-8973 for more details.

kidsfirst\_daycare@yahoo.com



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**Mothers Day is  
Sunday, May 8.**

# *calendar*

May 2010

## **May HOA Board Meeting**

Tuesday, May 11, 2010  
7:00 PM North Clubhouse

## **Finance Committee Meeting**

Tuesday, May 18, 2010  
6:30 PM North Clubhouse

### **Advertisement:**

Looking for a general science, biology or chemistry tutor to go through assignments and practice questions with your child? Or need a study buddy to review college-level biochemistry, molecular biology or organic chemistry together?

Send an e-mail to  
**Tutor.94560@gmail.com**  
for friendly and professional tutoring service!



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