



Murieta Homeowners Assoc.

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OFFICE HOURS:

Mon. thru Fri.

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

Important Dates:

- **Applied Pest Mgmt. visit, 12/1 & 12/15**
9:00 - 11:00 a.m.
- **Women's Koffee Klatch, 12/14 in the North Clubhouse @ 8:30 a.m.**
- **Finance Com. Mtg: Tuesday, 12/8 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 12/8 in the North Clubhouse @ 7:00 p.m.**
- **Christmas Eve & Day, 12/24 & 12/25 - OFFICE CLOSED**

Murieta News



DECEMBER 2015 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

2016 HOA Monthly Dues:

Starting January 1st 2016, the monthly HOA dues will be the following based on the number of bedrooms per unit:

1 Bedroom Unit	\$308.48
2 Bedroom Unit	\$340.49
3 Bedroom Unit	\$363.53

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 We will let your financial institution know of the new amount that will be withdrawn on the 10th of each month.

Homeowner's Annual Checklist:

The following are list recommendations provided to you for the general maintenance and upkeep of your unit. The HOA advises you to perform the duties listed below on a minimum of an annual basis.

PLUMBING (You May Want to Employ a Plumber for Items on this List)

1. Inspect the water heater pan for any signs of leaks.
2. Inspect the gas fittings by applying soap and water on the gas shut-off valve to test for bubbling of leaking gas. If there is a leak, call PG&E immediately.
3. Water valves can freeze over time. Test all toilet, faucet and water heater valves.
4. Inspect the areas underneath all sinks; check for leaks from valves, water supply pipes and drains, garbage disposals, etc.
5. Test for toilet tank leaks.
6. Visually inspect all shower heads and tub spouts for leaks.
7. Clean sink drains with enzyme cleaners which foams up in the drain and breaks down sludge.
8. Check the silicone, or caulking, throughout your kitchen and bathroom(s) for damage and/or failure.
9. If you shut-off the water to your stack (your stack includes only the units directly above and/or below yours), you must notify your neighbors at least 24 to 48 hours in advance whenever possible.
10. First floor residents should check the water spigots in their patios.
11. You can use a water pressure gauge to test the water level at your unit. The water pressure level at Murieta is 62psi.
12. Check the floor around washing machines, refrigerators and dishwashers for signs of water leaks.

HEATING

1. If you have and use your fireplace, you must perform a certified chimney sweep at least once a year and provide documentation to the office.
2. Check furnace valves with soap and water to test for possible gas leaks.
3. Replace furnace filters.

GENERAL MAINTENANCE

1. Lubricate all hinges on doors, cabinets, and windows slides.
2. Clean all window and slider tracks and lubricate.
3. Replace smoke and carbon monoxide alarm batteries.
4. Check circuit breakers for easy trips; you may want to have an electrician or handyman help you test for this.

Manager's Report

- ♦ **Toys for Tots** - There is a donation barrel in the North Clubhouse provided by Newark's League of Volunteers in which residents can put new unwrapped toys for less-fortunate children in our community. The barrel will be here until 12/18/15.
- ♦ **LED Lighting Conversion Project** - We're about 30% complete with this project. The project has begun on the north side of the complex and continue on to the south side over the next several months.
- ♦ **Recycle Bins Reminder** - Please remember to flatten all boxes prior to placing them into the recycle bins. Un-flattened boxes often cause an overflow of recyclables and can end-up falling onto the driveways as the recycle trucks fill the backs of their trucks and exit the complex.
- ♦ **Concrete Work** - Metro Concrete will start as early as this month to grind-down walkways as needed, and will also examine concrete curbs affected by tree roots to plan for proper adjustments early next year.
- ♦ **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.
- ♦ **Cleaning-up After Pets** - As a general reminder, please take the time to pick-up after your pets. Residents have complained to the office about increased pet droppings on lawns and walkways around the complex. The Board will discuss pet waste stations at the next HOA meeting.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of December 7 through 11th 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.

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 August.**

Bulky Item & Christmas Tree Bins Arriving this Month

The bulky item dumpster will be here from 12/22/15 -1/5/16, 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. Place all electronics to the side of the bin.

Not permitted: Hazardous waste, tires, or auto parts; fluorescent tubes or batteries; appliances (stoves, microwaves, ovens, washing machines, dryers, dishwashers, refrigerators, or vacuum cleaners); 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.



The Christmas tree bin will be placed at the main entrance of the property between 12/29/15 –1/12/16. Please remove all ornaments, tinsel, lights, and other non-organic decorative materials and tree stands. **No flocked trees are permitted in this bin.**

Preventative Tree Maintenance

This year's El Niño is expected to create weather conditions that can potentially add stress on Murieta's trees. Dehydrated trees can easily drop limbs soon after absorbing rain water. Gusts of winds can also topple weakened trees especially after they've added weight through water absorption.

As a preventative measure, our arborist, Arborwell, will continue to trim stressed trees this month throughout the complex in an attempt to eliminate the possibility of dropping tree limbs and palm fronds. The goal is to ensure that our trees are in the healthiest state possible as we enter the winter season.

For After-Hours Emergencies ONLY: if there is major flooding, a major tree limb or tree has fallen over causing serious problems, contact Del Conte's Landscaping at their 24-Hour Direct Emergency Service Line at: (510) 870-3323. Call the Murieta Office during office hours.