



Murieta Homeowners Assoc.

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Website:

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OFFICE HOURS:

Mon. thru Fri.
9:00 a.m. - 6:00 p.m.

Important Dates:

- Applied Pest Mgmt. visit, 10/7 & 10/20 9-11 am
- Women's Koffee Klatch, 10/12 in the North Clubhouse @ 8:30 a.m.
- Finance Com. Mtg: Tuesday, 10/13 in the North Clubhouse @ 5:30 p.m.
- HOA Meeting: Tuesday, 10/13 in the North Clubhouse @ 7:00 p.m.
- Halloween, Sat. 10/31 - Place your Halloween flyers on your doors!



Murieta News

OCTOBER 2015 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Mandatory Fire Alarm System Testing - Access Required

We're half-way there with fire alarm testing. If you cannot be present during the two hours of required access for your unit, please make arrangements in advance with a friend, neighbor, family member or the on-site office to provide access.

Any units not available at their scheduled time will require an additional visit, the cost of which will be charged to that homeowner.

39931 Cedar (Building 4): Thursday, Oct. 1

39865 Cedar (Building 5): Monday, Oct. 5

39887 Cedar (Building 6): Tuesday, Oct. 6

39843 Cedar (Building 7): Wednesday, Oct. 7

39821 Cedar (Building 8): Thursday, Oct. 8

Fire horns in all units will sound all day on the day that building is being tested. Take special care of young children, the elderly and pets.

Testing Schedule:

1st Floor: Between 8:30 a.m. and 10:30 a.m.

2nd Floor: between 10:30 a.m. and 12:30 p.m.

3rd Floor: Between 1:00 p.m. and 3:00 p.m.

Statcomm has advised us that they will not make special scheduling requests!

Are Trick-or-treaters Welcome? Don't forget to Post Your Flyers!

The HOA will be distributing two-sided flyers a couple of days before Halloween. One side welcomes "trick or treaters" the flip side asks them not to knock on your door. Don't forget to hang them at your door before the evening of October 31st. We ask trick or treaters to respect the wishes of all residents.



2016 Operating Budget to be Finalized this Month.

The Finance Committee has been working on the 2016 operating budget for the last couple of months.

Everyone is invited to attend the next Finance Committee Meeting on Tuesday, October 13th at 5:30 p.m. in the North Clubhouse. No experience is necessary and your participation would be greatly appreciated.

Manager's Report

- ♦ **A Welcome to Our New Maintenance Person** - If you see Ryan working at the complex, please feel free to say hello. Ryan has extensive knowledge in construction and general repairs, and will be a great asset to our community.
- ♦ **Asphalt Seal Coat - Phase II** - The seal coat and permanent lot markings part of the project have been completed for the most part. You may notice continued work in certain areas that will affect only a few residents. Those residents will be contacted directly. Thank you all for your cooperation in vacating the lots in the early mornings and overnight.
- ♦ **Dryer Vent Cleaning in November** - Notices will be mailed to all residents for dryer vent cleaning that will take place in all units at Murieta. The HOA will cover the cost of dryer vent cleaning if it is performed during the complex-wide project. If you miss this opportunity, you will be required to service your dryer vent at your own cost.
- ♦ **Elevator Testing** - We recently had all elevators assessed by a State inspector. All elevators have undergone load-testing and passed certification.
- ♦ **No Illegal Dumping** - Dumping of construction materials and furniture continues to be a problem. Residents violating these rules will be billed-back for the cost of hauling these items away and may face additional fines.
- ♦ **Smoking** is only allowed inside units and is not permitted in patios or balconies. It is strongly recommended that smokers use air purifiers and/or smokeless ash trays.

Common Area Carpet Cleaning

The next round of common area hallway carpet dry cleaning will take place on October 7th & 8th in Building 4 (39931), Building 5 (39865) and Building 6 (39887).

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.

Condo Insurance - Are you Covered?

The Association's insurance covers only damage to the general common area. If, for example, there is an undetected leak under your kitchen sink, you will be responsible for the cost of the repair of the damage caused to your unit, to the common area, and to any other affected unit.

If you do not have a Property Damage and Liability Insurance Policy for your unit (called "condominium insurance"), you are taking a substantial risk. Damage caused by water leaks can be expensive; up to several thousands of dollars. Also keep in mind that your insurance may cover your property if you are affected by a neighbor's leak and they are uninsured. The limits and deductibles vary.

Contact your local insurance agent to determine what insurance level is right for you. Your insurance agent should examine Murieta's master insurance policy and read Murieta CC&Rs before writing a policy so that you are not under-insured or over-insured.

All insurance information is available at www.murietahoa.org under the **Forms, Fees & Insurance** link.

Murieta BBQ!

Thank you to all of the homeowners and staff that attended our BBQ this year. We had a great turn out and we hope to see you all next year! We'd like to acknowledge Joy and Pauline for volunteering their time and effort to make this event a success, and a special thanks to the Delong family for all their hard work!

Murieta HOA

