



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. thru Fri.

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



Important Dates:

- **4th of July: Monday, 7/4 OFFICE CLOSED**
- **Applied Pest Mgmt. visit, 7/5 & 7/19 9:00 - 11:00 a.m.**
- **Womens' Koffee Klatch, 7/11 in the North clubhouse @ 8:30 a.m.**
- **Finance Com. Mtg: Tuesday, 7/19 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 7/12 in the North Clubhouse @ 7:00 p.m.**

Murieta News

JULY 2016 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Join the 2017 Budget Planning Committee

The Finance Committee will start working on the 2017 operating budget. The Committee will attempt to reduce expenses wherever possible in spite of rising costs in many areas. Some of the areas under evaluation include public utilities costs, such as water, garbage and telephone services as well as costs associated with maintaining the aging buildings. The latter takes the form of the need to increase maintenance reserve funding for proper long-term maintenance.

All homeowners are invited to attend the next Finance Committee Meeting on Tuesday, July 19th at 5:30 p.m. in the North Clubhouse. Your presence and input as a homeowner are important. No experience in finance is required.

Pool Use – Your Neighbors Want You To Know...

Only 2 Guests: Each unit is permitted only 2 guests. **Noise/Screaming:** Please be mindful of noise levels and avoid disruptive yelling or even loud talking in the evening. **Diapers:** There are waterproof diapers, such as Little Swimmers, that are available and will protect the hygiene of the water for all users. Violators of this health issue can be fined and lose their pool access privileges. If applicable, they could also be subject to paying for pool draining and cleaning costs. **Child Vests & Safety:** Parents, please ensure all little ones have life vests on. Adult supervision and accompaniment is mandatory of any youth under the age of 18. Smoking and drinking are not allowed at anytime. **Hours:** Pool and spa hours are 8:00 a.m. – 10:00 p.m. (**last entry at 9:15 p.m.**) and are strictly enforced. **Trespassing:** As Murieta residents, you have the right to request anyone in the pool area to identify themselves by showing you their key fob or other form of ID. Report all trespassers to the Newark Police at: (510) 578-4237.

Reminder to Authorized Rental Unit Owners

Authorized Rental Unit owners must keep the Lease Rider and Emergency Contact information up-to-date at all times and must provide 30 days advance notice of change of tenancy to the office. Owners of Authorized Rental Units cannot reside in the unit. Failure to comply with Murieta CC&R's Rental Restriction will result in loss of rental privileges. Please take a moment to update the required forms and submit them to the office. Forms are available at Murietahoa.org. Please direct any questions to the office at (510) 683-8794.

NO NEW RENTAL PROPERTIES... The Association is currently at full capacity for rental units with a waiting list of near 52 owners. Unauthorized rentals are subject to Hearings, daily fines and loss of privileges. **Please see your CC&Rs page 13 regarding rental restrictions.** Please contact the office if you would like to be placed on the rental waiting list.

Manager's Notes

- ♦ **The Use of Common Area** — Common areas and exclusive common areas (including patios and balconies) are governed by the CC&Rs and other regulations. Just a few reminders on how to use these areas. Smoking is not permitted in patios, balconies and other common areas. It is strongly recommended that smokers use air purifiers and/or smokeless ashtrays inside their unit. No trash or shoes should be placed at the front door or in the hallways. Patio/Balcony furniture is limited to furniture meant for exterior patio/balcony. Do not use the patio or balcony as storage. Please walk, not run, in all walkways and hallways for your own safety and for your neighbors' convenience. Do not use the hallways as a recreational area as it can become a nuisance for other neighbors.
- ♦ **Selling Your Unit** - Homeowner should notify the office if you are planning to sell your unit. No "For Sale" sign is allowed in any common areas including patio fence or balcony railing. Please have your agent contact the office to understand other general rules before listing your unit.
- ♦ **No Fireworks in Murieta** - The Board hopes everyone has a safe and enjoyable Fourth of July and would like to remind residents that fireworks of any kind is not allowed within Murieta.

Parcel Deliveries

The office can accept and sign for packages delivered to you that you can then pickup at your convenience during office hours – but only with private carriers: UPS, FedEx, DHL, On-Track, etc. If your package is being shipped by the United States Postal Service (USPS), it will be in your mailbox, or they will leave a key to the larger mailboxes or a notice to pickup at the post office. Many have to pickup USPS deliveries at the Main Post Office at: 6655 Clark Avenue here in Newark. Their phone number is: (510) 797-0903.

Please note that Amazon.com recently took over delivering many of their own packages. Our office had communicated with Amazon personnel on how to access the gates and buildings' entrances in our complex. It may be a good idea to carefully track your Amazon package online.

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.**

National Night Out 2016!

On Tuesday, August 2th, our neighborhood will celebrate National Night Out. Come, mingle and share a sweet moment with your neighbors. Bring the kids! Come get to know your neighbors, and Board members. Learn how we can strengthen our community against crime. Please join us for the Murieta Root Beer Float & Ice Cream Social at the North Clubhouse

The 3rd Annual BBQ

The Board and the Office would like to thank all residents, especially volunteers who participated in our 3rd annual BBQ last month. We would also like to thank our landscaping company Del Conte for providing deserts, and Food Maxx for sponsoring gift cards for our raffle and food for the event. We had a great success this year and look forward to meeting with all residents again next year.



Free Shredding Event

The Newark Police Department and the Community Engagement Team will be hosting a free shredding event for Newark residents on Saturday, July 30, 2016 from 10:00am to 2:00pm curbside at 37101 Newark Boulevard (City Administration Building). You may bring up to four banker sized boxes to this event. Identification and verification of residency is mandatory to participate.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on July 18th – 22th 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 days that he will be in your building. If interested, please call Mr. Unlimited at: (650) 679-5544 for an estimate.