



Murieta Homeowners Assoc.

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Website:

www.murietahoa.org

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

Murieta News



NOVEMBER 2016 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Water Heaters & Annual Maintenance

In order to get the full life expectancy from your water heater you must have it serviced annually. Sediments from water build-up over time and need to be flushed-out once a year. The Murieta HOA highly recommends that homeowners hire a licensed plumber to not only flush-out their water heaters, but to also inspect all of the unit's valves and fixtures on a regular basis. Failure to adequately monitor and maintain your unit's accessible plumbing can establish negligence on the part of the homeowner. This is especially true in case of water damage that could have been otherwise avoided.

Is it time to replace your water heater? When purchasing a replacement water heater it is important to note the life expectancy of the water heater from to the manufacturer's product description. Homeowners are highly encouraged to hire a licensed plumber, or contractor, to replace water heaters properly as water leaks can cause thousands of dollars in water damage.

The cost to replace a 40 gallon water heater at Murieta can vary based on the service provider and the cost of the water heater itself. Full service costs can be up to \$1,300.00 to \$1,650.00. Currently, **Above All Plumbing is offering a 40 gallon water heater replacement special for the month of November for \$1,200 - \$1,400 for a standard install for Murieta HOA units ONLY.** You can take advantage of this offer or hire any other licensed plumber or contractor of your choice. Contact Above All Plumbing for a quote at: (510) 475-6040.

Television Cable Services

As a notice to new residents and a reminder to all, Murieta residents have five cable service options:

- ◆ **Free Local TV channels** are available by using the HOA's roof top antennas. Contact the HOA Office for connection.
- ◆ **DirecTV** is available by connecting to DirecTV dish on each roof top. Please note: this service is not available in High Definition (HD). DirecTV techs will need to access the building's electrical room.
- ◆ **Comcast Xfinity.** Comcast techs will need to access the electrical room.
- ◆ **AT&T U-verse.** AT&T techs will need to access the electrical room.
- ◆ **Individual Satellite Dishes** may be placed in individual patios and balconies using tripods. This option is only available to units facing South or West. Satellite dishes may never be attached to any part of the building including railings or wood fencing. Drilling into stucco or wood surfaces is strictly prohibited.

Important: please be advised that each unit has only one designated cable line. This is an important fact to consider if you want to use a different internet and TV cable services. Please contact the office if you have any questions about setting-up services.

Scheduling Services: residents must schedule their technician's appointments during office hours (see **Office Hours** listed on the left column) as they will need to sign-out a key to the electrical room in order to connect services to your unit.

A Few Murieta Notes

- ♦ **Paperless Statements Annual Drawing Winner** - Congratulations to this year's winner: L. Tran! All members receiving paperless statements are automatically entered into the annual drawing. To sign-up for paperless statements and newsletters, send us an email request from the email address you wish to use.
- ♦ **Selling Your Unit?** Please have your realtor contact the Office for guidance on signage placement, planning open house logistics, and ordering HOA documents.
- ♦ **Keeping Common Areas Clean** - Residents may never leave waste or personal items unattended in common areas. Leaving trash or recycle bags in the hallway is never permitted, not even for a few minutes. Residents in violation are subject to Hearings and fines.
- ♦ **Women's Koffee Klatch** - On the second Monday of the month, our Murieta Women's Koffee Klatch meets at 8:30 am in the North Clubhouse. We would like women of all ages to come and join us for coffee, donuts, bagels, sometimes fruit, and conversation. We have good discussions on what is taking place in our community.

Common Area Carpet Cleaning

The next round of common area hallway carpet dry cleaning will take place on November 8th & 9th in Building 7 (39887), Building 8 (39821) and the North and South Clubhouses.

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.

Rental Restriction

Murieta has a 25% rental cap. Currently there are 56 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

Final 2017 Budget

The final 2017 budget will be in the mail later this month. Thanks to those who helped with the preparation of this important document. Once again we have endeavored to minimize increases while recognizing the importance of keeping the Murieta facilities in good condition.

English Classes Coming Soon!

Work on your English Skills: Conversation, Pronunciation, Listening, Reading and Writing.

Registration: Pick-up a registration form at the Murieta office in the North clubhouse. **Cost:** Classes are free. Students may buy their own books.

Classes start at a time and date to be decided in December. If you have any questions, please call: (510) 659-1807.

To request a registration form, please contact the HOA Office at: murietahoa@gmail.com

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!

Pools Closing Nov. 1st

Poolside furniture will be put away and the pools' heaters will be turned off for the winter season.

The gym will remain open 24 hours a day, and the pool, spa, sauna and south clubhouse are only open between 8:00 am to 9:30 pm. After hours use of these facilities can result in hearings and fee assessments. Compliance with all posted pool area signs is required year-round.

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.**