



Murieta Homeowners Assoc.

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Website:

www.murietahoa.org

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murietahoa@gmail.com

OFFICE HOURS:

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

Important Dates:

- **Applied Pest Mgmt. visit, 2/2 & 2/16**
9:00 - 11:00 a.m.
- **Women's Koffee Klatch, 2/8 in the North Clubhouse @ 8:30 a.m.**
- **Finance Com. Mtg: Tuesday, 2/9 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 2/9 in the North Clubhouse @ 7:00 p.m.**
- **Valentine's Day: Sunday, 2/14**



Murieta News

FEBRUARY 2016 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Board Volunteers Needed; Annual Election Pending Nomination Forms Available

Murieta's Annual Meeting of the Membership and Election of Directors will be held on April 12, 2016 at 7:00 pm at the North Clubhouse.

The HOA needs interested homeowners to step forward to serve as Board Members. Nominee requirements are that an owner is residing at Murieta and is in Good Standing. Honest and mature individuals willing to be of service to others make excellent candidates.

Board members are asked to attend one monthly meeting and stay in contact with other Board Members and the office via email. Serving on the Board is an great opportunity to learn first-hand about how and why HOA decisions are made while serving your community. Interested owners are encouraged to contact the office for a Nomination Form.

2016 Board Meetings

Unless otherwise noticed, Board Meetings are held in the North Clubhouse on the second Tuesday of each month at 7:00 pm. All homeowners are encouraged to participate. Agendas are posted in all the bulletin boards at least 4 days in advance of the scheduled meetings.

Mandatory Kitchen Drain Lines Hydro-flushing

All Bay Plumbing will be flushing-out all of the kitchen drain lines as well as building drain lines at Murieta. This service is done every few years to prevent kitchen drain line back-ups. All buildings will be serviced early this year.

All units need to be made available for a 4-hour window (from 9 am to 1 pm) starting February 2nd. Access to all units will be mandatory.

The following is the schedule by building:

- ♦ Bldg. 7 (39843): Tuesday - 2/2/16
- ♦ Bldg. 6 (39887): Wednesday - 2/3/16
- ♦ Bldg. 8 (39821): Thursday - 2/4/16
- ♦ Bldg. 5 (39865): Friday - 2/5/16
- ♦ Bldg. 4 (39931): Monday - 2/8/16
- ♦ Bldg. 1 (39975): Tuesday - 2/9/16
- ♦ Bldg. 3 (39953): Wednesday - 2/10/16
- ♦ Bldg. 2 (39997): Thursday - 2/11/16

Please note: If you cannot be available, please ensure you leave a copy of your key with the office or have someone be present during this procedure. Please call or email the office with any questions about this preventative and regular procedure.

Manager's Report

- ♦ **LED Lighting Conversion Project** - Electricity cost savings have begun to be reflected on the HOA's monthly electricity bills though the project is still in process. We anticipate continued increased savings over the next several months and know by June of this year the full impact of these expense-reducing measures.
- ♦ **Concrete Work** - Metro Concrete has repaired and replaced walkways and curbs throughout the complex. There may be a few work areas that carry over into February.
- ♦ **Tree Maintenance** - Arborwell has completed the trimming of all trees around the perimeter of the buildings and will complete the trimming the trees in the two courtyards as weather permits.
- ♦ **Junk Mail Reminder** - Please dispose of all unwanted correspondence (including marketing materials) into the recycle bins located Murieta's mailbox areas.
- ♦ **All Dogs on Leash** - Dogs are required to be kept on a leash at all times while on common areas.

Murieta Parking Stickers

The Automobile Sticker Program is in effect. All residents, homeowners and renters, must register their vehicles and obtain a parking sticker. If you have a sticker and have not yet placed it on your vehicle, please do so at this time.

Residents without stickers will be considered to have unauthorized vehicles. The Parking Sticker Agreement form can be found at www.murietahoa.org under the **Forms, Fees & Insurance** link.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of February 1st through 5th in Building 7 (39843) and Building 8 (39821) as well as the North & South Clubhouses.

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.**

Towing Services

Morris & Sons Towing is our new towing vendor. **Residents parking in Guest Parking are subject to towing and/or fines.** All overnight guests parking in Guest Parking must display a Murieta placard on their rearview mirror.

Registered owners and residents may tow vehicles from their parking spaces by calling **Morris & Sons Towing** at: (510) 739-0400.

Rental Restrictions

Murieta has a 25% rental cap. Currently there are 52 homeowners on the Rental Waiting List to obtain an authorized rental status.

While the Rental Waiting List has moved quickly in the last couple of years, it is not a guarantee that it will continue to maintain that rate. Please be mindful of your position on the list. If you are close to the top of the list, it may be to your advantage to request to go to the bottom of the list if you know you are not ready to rent. Strategic planning can help eliminate months of delay and help you obtain your rental status when you are ready to rent.

All units sold must be for owner-occupancy only and cannot be investor purchases. New homeowners can request to be added to the Rental Waiting List as soon as their escrow closes.

Unauthorized rentals are subject to Hearings, daily assessments and loss of privileges. **Please see your CC&Rs page 13 regarding rental restrictions**. To get on the Rental Waiting List to obtain authorization to rent your unit, please send an email request to: murietahoa@gmail.com You will receive a confirming email response for your records.

Permitted Items on Patios & Balconies

Only patio furniture and patio related items may be placed in your patios and balconies. In order to maintain a consistent and tidy appearance (and comply with the Murieta Rules), please take a moment to assess your patio or balcony and ask yourself if the items there are meant to be in a patio.

Indoor furniture, clotheslines, storage items, boxes, recycling, garbage bags, cans or bins, ladders, tools, brooms, mops, vacuum cleaners, etc. are not permitted in your patios or balconies and must be stored elsewhere.