



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:

- **Applied Pest Mgmt. visit, 3/1 & 3/15**
9:00 - 11:00 a.m.
- **OFFICE CLOSED**
Thursday, 3/3
- **Office Closed Early**
3/2 & 3/7 at 3 p.m.
- **Finance Com. Mtg:**
Tuesday, 3/8 in the
North Clubhouse @
5:30 p.m.
- **HOA Meeting:**
Tuesday, 3/8 in the
North Clubhouse @
7:00 p.m.
- **Women's Koffee**
Klatch, 3/14 in the
North Clubhouse @
8:30 a.m.
- **St. Patrick's Day:**
Thursday, 3/17

Murieta News



MARCH 2016 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Board Volunteers Needed; Annual Election Pending

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.

Serving on the Board is a great opportunity to work on a team to improve our Murieta community. You can be instrumental in HOA decisions that increase the value of our property. Contact the office for a Nomination Form. 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.

Parking Lot Traffic Safety

The Board has heard reports of unsafe driving and near-crashes in the Murieta parking lot. Specific concerns have been raised regarding the main entrance drive aisle where motorists are failing to stop at the stop sign for pedestrians and other motorists who are driving north or south along the drive aisle next to the west property line even though the stop sign and pavement markings are in plain view.

Some people have proposed options like more speed bumps ahead of the stop sign, a larger stop sign, or a sign with blinking LEDs. Each of these options cost the community and would not be necessary if residents would cooperate and drive in a safe manner. Also, there is a concern that all residents would suffer with more speed bumps when only a few people are failing to exercise appropriate caution when driving.

Therefore, we strongly encourage safer driving especially where the drive aisles intersect. Obey the basic speed law and drive only at a speed that is safe. If you're walking, look before stepping into a drive aisle to cross. When walking around the parking lot at night, wear bright, reflective clothing so that drivers can see you. Be aware of your surroundings and if a car is coming your way.

Finally, to update a phrase from Smokey the Bear, "Only you can prevent more speed bumps."

2nd & 3rd Floor Unit Carpeting Requirement at Murieta

All second and third floor units are required to maintain soft-cover floors throughout the interior of their units with the exception of the kitchen and bathrooms. Unauthorized installation of hard flooring will result in Hearings and possible fines. Ultimately, non-compliant owners will be required to re-install soft-cover floors at the owner's expense.

If your unit is on the second or third floor and has unauthorized hard flooring, you must remove it and re-install soft-cover floors. If you are planning to sell your unit this will also create an additional complication as owners will be required to get their unit into compliance before the close of escrow.

Manager's Report

- ♦ **Vehicle Safety** - Please do not leave any items in your vehicles that are visible. Recently there have been a series of vehicle break-ins in which it appears the objective was to take items of value from within the vehicles.
- ♦ **Pool Maintenance** - Soon both pools and spas will require general maintenance. The north pool will undergo complete resurfacing while the south pool and spas will require localized repairs. Notices will go up at least a week in advance. Pool areas will be off limits during this time and key fob readers at the pool gates will be temporarily deactivated.
- ♦ **Maintenance Requests** - If you notice any common area item (such as door handles, locks, lights, windows, etc.) that are in need of repair, please contact the office so we can place a work order for repair. Unit doors and windows are homeowner responsibility to maintain and repair.
- ♦ **LED Lighting Conversion Project** - Last month we completed the conversion of LED lighting in the elevators, hallways and dumpster areas. This month we will research carport lighting options.
- ♦ **Tree Maintenance** - Arborwell has completed the tree trimming in the two courtyards and has completed the preventative tree maintenance work for this year.
- ♦ **Hydro-flushing Project** - All kitchen drain lines were flushed out last month. We appreciate everyone's cooperation in making their unit available in order to complete this project!
- ♦ **Lost & Found** - Residents may bring found articles into the HOA Office for safe-keeping.

Common Area Carpet Cleaning

The next round of common area hallway carpet dry cleaning will take place on March 8th & 9th 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 days 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.**

Proposed Lighting

The Board of Directors will discuss the possibility of installing sensor lighting in the parking lots, down lights in the lobby area, and replacing lobby light fixtures. Lollipop lights throughout the complex are also under review and the Board will discuss whether to use warmer or brighter lights. The pathway to the office is currently lit-up with different color LED options. Resident feedback is welcomed.

Please come to the next HOA meeting on March 8, 2016 at 7:00 pm at the North Clubhouse to participate in this discussion. The Board will address the scope of the project, cost and impact on residents whose units are located near lighting areas.

This parking lot lighting is particularly important at this time considering the recent series of vehicle break-ins. While sensor lighting is not a guarantee against criminal activity, it could potentially deter it.

Parking Lot Etiquette

Driveway Entry - Please be patient with visitors and other Murieta residents at the main entry gate. Murieta is a fairly large complex and first-time visitors can find the premises overwhelming. Please don't honk at, or tailgate behind, others in the driveways. A little courtesy can leave a positive impression of our community.

Parking Nose-in - The Alameda County Fire Department requires all vehicles to park nose-in and not backed-in. The reason for this is because in case of a fire, firemen need to be able to access the gas tank at the rear of the vehicle.

Littering - Please pick-up any and all personal waste from your parking space. While we have a cleaning crew on-site, residents are still required to clean-up after themselves. Residents purposefully littering will be subject to Hearings and fines.

Parking Within Your Designated Space - Your vehicle must be parked within the parking space outlined by the white markings on either side. **Your vehicle cannot extend beyond the end of the white markings into the driveway.** If you park a vehicle and a motorcycle in the same space, you must park them in such a way that both are parked within your designated parking space.

Main Exit Gate - Occasionally residents and visitors drive into the complex via the main exit gate. This is strictly prohibited. Violators are subject to Hearings and fines.