



Murieta Homeowners Assoc.

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OFFICE HOURS:

Monday thru Friday
9:00 a.m. - 6:00 p.m.

Important Dates:

- **Applied Pest Mgmt. visit, 6/2 & 6/16 9-11 am**
- **Womens' Koffee Klatch, 6/8 in the North Clubhouse @ 8:30 a.m.**
- **Finance Com. Mtg: Tuesday, 6/9 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 6/9 in the North Clubhouse @ 7:00 p.m.**
- **Pavement Repairs start 6/29: Please Look for Posted Notices**



Murieta News



JUNE 2015 – MURIETA HOME OWNER'S ASSOCIATION NEWSLETTER

Asphalt Pavement Repairs Phase I – 6/29/15 to 7/10/15

The complex-wide re-pavement will take place this summer and will be spread out over two phases. Phase I will be dedicated to asphalt repairs, and Phase II to the application of a seal coat and re-striping the lots. Each phase will be further broken down into four parts.

All residents alike will be affected. It is imperative that each resident, homeowner or tenant, take the time to plan ahead to make alternative parking arrangements for all vehicles in advance of both phases I and II as both parking spaces will be impacted. This is especially important as residents make summer vacation plans. Phase II is tentatively scheduled to take place in September.

All vehicles must be removed from the following parking spaces on June 29 & 30

COVERED SPACES: 244, 245, 246, 247, 248, 248, 250, 251, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, and 324.

UNCOVERED SPACES: 244, 245, 246, 247, 248, 249, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, and 324.

GUEST PARKING SPACES: No Guest Parking Spaces at Building 7 (39843) and Building 8 (39821).

Vehicles left in these parking spaces during these days 6/29/15 & 6/30/15 are subject to being towed. Please contact the office if you have any questions about this project.



Shut-off Valves, Hoses, Toilet Seals, Faucets, etc.

All plumbing fixtures within your unit that stick out from the wall are your maintenance responsibility. If you have not had your plumbing checked in the last few years, it is vital that you do so. Make sure to check your shut-off valves under sinks and behind toilets, and check to see that toilets are operational and not leaking. Check to make sure hoses, dishwasher, washing machine, faucets and shower valves are not leaking and that seals are not cracked or unseated. Our hard water wears down parts and calcifies over time.

NO NEW RENTAL PROPERTIES... The Association is currently at full capacity for rental units with a waiting list of over 50 owners. Unauthorized rentals are subject to Hearings, daily fines and loss of privileges. [Please see your CC&Rs page 13 regarding rental restrictions](#).

Manager's Update

- ♦ The Asphalt/Re-payment project is now under way. The first phase will begin in the last week of June and will conclude by July 10th. Please see the front page for details.
- ♦ Carport Re-roofing, the final phase, is tentatively scheduled to begin in late July. Only the carports on the far north-end of the complex will be re-roofed. Notices will be posted at the affected carport structures.
- ♦ All Bay Plumbing is tentatively scheduled to perform the hydro-flushing of all Murieta kitchen drain lines in October. This project will require access to all 324 units. Homeowner cooperation will be imperative to complete this project.
- ♦ Dryer vent cleaning is tentatively scheduled to be performed in November. If you believe your dryer vent requires cleaning before November, you must make personal arrangements to have your dryer vents cleaned. Failure to take precautionary measures is negligence on the part of the homeowner.
- ♦ We have many "thirsty" plants in our complex. If you catch water as you are waiting for it to heat up and do not have any of your own plants to water, then maybe you will bring it down to the garden and water one of our thirsty plants. It will thank you by its continued growth.
- ♦ Pet Reminders: all dogs must be on-leash at all times. Please pick-up after your dogs at all common areas. Also, please do not feed the feral cats or the ducks in the pool areas as it invites other wild animals into our complex.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of June 8th through the 12th in Building 1 (39975), Building 2 (39997) and Building 3 (39931).

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 Newsletter, please send an e-mail to murietahoa@gmail.com using your preferred email. **All participants are entered in an annual \$50 drawing each August.**

Tree Trimming in June

Arborwell will start a new tree-trimming cycle on June 1, 2015 at Murieta this year that will include the trimming of trees throughout the complex and the removal of a few trees and tree stumps. Please be mindful of the work crews. Notices will be placed in advance at affected parking spaces. Homeowners who have trees in their patios will be required to trim or remove their trees in order to meet CC&R requirements. These homeowners will receive prior notices.

Open Pool Season

Pools were opened May 23, 2015. They are heated by solar power and will take several weeks to warm.

Though the gym is open 24 hours a day, the pool, spa, sauna and south clubhouse are only open between **8:00 am to 10:00 pm**. After hours use of these facilities can result in a Hearing and fines since use after 10:00 p.m. creates a nuisance to nearby residents. **To protect the safety and security of our community, please never open doors or gates for others.** Compliance to all posted pool area signs is required.

Women's Koffee Klatch

On 6/8/15 our Murieta Women's Koffee Klatch meets at 8:30 a.m. in the North Clubhouse. We would like women of all ages, owners and renters alike, to come and join us for coffee, donuts, bagels, sometimes fruit, and conversation. We have had good discussions on what is taking place in our community.

Package Deliveries

The office can accept and sign for packages delivered to you that you can then pick-up 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 a key to the larger boxes or a tag will be there. Many have to pick-up 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. Their couriers have often left these packages outside of buildings, near mailboxes, in the parking lots and near walkways. It may be a good idea to carefully track your Amazon package online.