



Murieta Homeowners Assoc.

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Website:

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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, 10/4 & 10/18**
9:00 - 11:00 a.m.
- **Womens' Koffee Klatch, 10/10 in the North clubhouse @ 8:30 a.m.**
- **Finance Com. Mtg: Tuesday, 10/11 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 10/11 in the North Clubhouse @ 7:00 p.m.**
- **Halloween, 10/31**

Murieta News

OCTOBER 2016 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Message from the Board of Directors

The Board would like to remind everyone that we host two open meetings a month that we encourage all members to attend. The Finance Committee meeting which occurs on the second Tuesday of each month @ 5:30 PM and is where we cover the state of the HOA's finances, our annual budget and how our money is spent in the community. The second is the Board of Directors' open meeting, held the second Tuesday of every month @ 7 PM, is where decisions are made on rules and regulations. This is your time and place to bring change and share ideas about what you would like to see happen in our community. Information about both of these meetings is posted in advance on the bulletin boards with specific dates and times.

The next Finance Committee meeting is the very important annual budget meeting and the Board highly encourages all members to come and participate. When the budget is finalized in November there will not be any changes. As indicated in the last HOA open meeting, we are expecting an increase in our HOA dues this coming year and would like the opportunity to discuss it openly with our residents.

Keep in mind that the Board of Directors and the Finance Committee are made up of volunteers. Like with any non-profit, the more people that participate the better the results usually are. We would like to find more volunteers for the Finance Committee as well as other community committees that the Board is proposing.

Don't forget to Post Your Welcome Flyers for Trick or Treaters

The HOA will be distributing two-sided flyers a couple of days before Halloween. One side welcomes "trick or treaters" the flip side asks them not to knock on your door. Don't forget to hang them on your door before the evening of October 31st. We ask trick or treaters to respect the wishes of all residents.



Rental Restriction in Place

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

A Few Murieta Notes

- ♦ The Board of Directors has decided to modernize the elevators in Building 3 & Building 8. This work is scheduled to be performed in 2017. The modernization of each elevator is estimated to be 4-5 weeks. Detailed information will be provided prior to each project commencement.
- ♦ All window coverings visible from the exterior must be in white or off-white colors. If you have window coverings in any other color, a white-backing is a quick solution to bring your unit into compliance.
- ♦ Quiet Hours are from 10:00 pm to 6:00 am. Washers and dryers cannot be used during these times. Using sound-generating home electronics can be used as long as they do not create a nuisance for neighboring units.
- ♦ Please dispose of all unwanted correspondence (including marketing materials) into the recycle bins located at Murieta's mailbox areas.
- ♦ Dumping of construction materials and furniture continues to be a problem. Residents violating these rules will be billed for the cost of hauling these items away and may face additional 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 had some 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 October 11 & 12th in Building 4 (39931), Building 5 (39865) and Building 6 (39887).

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.

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.

Lender Requests for Insurance Information

If you have a mortgage or are refinancing, your lender may request from you either a copy of the Master Policy or Insurance Certificates for Murieta Homeowners Association.

To obtain a copy of Insurance Certificates, please call EOI Direct at: (877) 456-3643 for same day service. You, or your lender, can also obtain a copy online at: www.EOldirect.com

To obtain a copy of Murieta HOA's Master Policy, please have your lender contact the HOA office for more information.

If you need basic insurance certificates outlining Murieta's insurance coverage levels, you can visit our website: www.MurietaHOA.org and click on the Forms, Fees & Insurance link. Scroll down to the middle of the page to the insurance section.

Fire Alarm Testing Completed

The 2016 fire alarm system testing and inspection has been completed. Thank you for your cooperation. All units were tested within the scheduled time frame.

Statcomm will come and replace heat detectors and fire horns that failed to pass inspection. The Association will pay for the labor and individual devices as long as the reason for not passing the inspection was related to normal "wear and tear". If the devices were disturbed in any way (pulled, painted, knocked off, etc.) the owner will have to pay for the cost of labor and parts. We will contact those homeowners when the final report is available.

Complaint Forms Online Your Help Is Needed

The Murieta community relies on the cooperation of its residents in order to have a well functioning environment. If you see abuses to the common area (residents removing important Association Notices, pet owner's not picking-up after their pets, littering or tossing lit cigarettes, or residents propping open building entry doors which compromises everyone's security) please report these activities to the office. Complaint forms are available at the on-site office or on our website: murietahoa.org under the "Forms" link titled: CC&R Violation Form.