



**Murieta Homeowners Assoc.**

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**Website:**

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**OFFICE HOURS:**

Mon. & Fri.

9:00 a.m. - 6:00 p.m.

Tues. & Wed.

9:00 a.m. - 3:00 p.m.

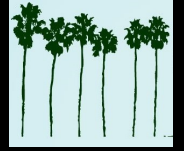
Thursday

9:00 a.m. - 5:00 p.m.

**Important Dates:**

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

# Murieta News



AUGUST 2015 – MURIETA HOME OWNER'S ASSOCIATION NEWSLETTER

## Carport Re-Roofing Phase VIII

Phase VIII of our carport re-roofing project is in progress and is currently scheduled to be completed by August 24th. Affected residents will receive notices by mail. Notices will also be posted on individual carports a week before the work is scheduled to begin and will remain there until completion.

**Affected covered parking spaces are scheduled to begin on the following dates:**

**August 3:** 293, 294, 295, 296, 297, 298, 309, 319, 320, 321, 322, 323 & 324

**August 10:** 310, 311, 312, 313, 314, 315, 316, 317, 318 & uncovered 321 & 322

**August 17:** 266, 267, 268, 269, 270, 271, 272, 273, 274, 275 & uncovered 310 & 312

There is risk of damage to any pedestrian or vehicle under or near the carports while roof tile work is being done. For safety, it is necessary that the parking spaces listed above be empty and access restricted between 8 am to 5 pm during their respective work dates while each carport's roof tiles are removed and replaced. Neither the roofing contractor nor the HOA will accept any responsibility for damages to vehicles or injury to persons violating these access restrictions.

Please stay alert for notices indicating when your days of restrictive access will occur. Schedules are subject to change due to weather and/or working conditions. If you have any questions or concerns, please contact the on-site office. We thank you for our cooperation.

## Yet Another Way to Care for Our Murieta Community

If you haven't noticed Murieta has a beauty and spaciousness that newer communities do not have. How can we care for the place we live? Answer: By keeping an eye on maintenance inside and outside our homes.

**Inside** - Recently we have had a 'flood' of plumbing issues here at Murieta – if we all take a look under our sinks for leaks we can all save a lot of expenses. Recently found one under my kitchen sink – if I lived on a second or third floor the damage would already have been done to neighbors below. If you don't know what to look for call in a plumber or handyman. Our office has phone numbers to call.

**Outside** - We have had a recent spate of vandalism to our fountains. If you are the one doing this and reading this please stop—it's going to cost us all a lot of money to fix this and our homeowner dues will go up this year. If you know who is doing this you can leave us an anonymous tip on who it is—it is a criminal offense.

**NO NEW RENTAL PROPERTIES...** The Association is currently at full capacity for rental units with a waiting list of over 55 owners. Unauthorized rentals are subject to Hearings, daily fines and loss of privileges. Please see your CC&Rs page 13 regarding rental restrictions.

## Office Report

- ♦ **Trench Work** - Communications conduits were installed across the main driveway last month. This new infrastructure will support technological upgrades in the years to come. We thank the entire community for their cooperation and patience through the completion of this work.
- ♦ **Asphalt Repairs** - Phase I, the asphalt repairs part of the project, is now complete. Temporary markings are in place until Phase II.
- ♦ **Asphalt Seal Coat** - Phase II, the seal coat and permanent lot markings part of the project, will begin in mid-September. Notices will be mailed out to all homeowners and residents alike. Please look out for these notices.
- ♦ **Fire Watch Activities at Buildings 1, 2, 3 & 4** - You may have noticed guards walking throughout the south side of the complex during the last few weeks. These guards performed a Fire Watch service that were necessary while Statcomm's conduit line was reestablished.
- ♦ **Keeping Doors Closed** - Last month the Newark Fire Department was dispatched to the Murieta community unnecessarily. It is important to keep your unit door closed at all times as these doors are fire-rated doors and are an integral part of the fire safety system. Should there be excess cooking smoke in your unit, please open your windows and sliding glass doors only.
- ♦ **Smoking** is only allowed inside units and is not permitted in patios or balconies. It is strongly recommended that smokers use air purifiers and/or smokeless ash trays.

## Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of August 3rd through the 7th in Building 7 (39843), Building 8 (39821) and 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 Newsletter, please send an e-mail to [murietahoa@gmail.com](mailto:murietahoa@gmail.com) using your preferred email. **All participants are entered in an annual \$50 drawing each August.**

## Patio Tree Maintenance

This year the HOA began a three-year tree maintenance project that includes the maintenance or removal of Murieta community trees. Part of the trees that were assessed were trees located in patios. Our arborist, Arborwell, assessed all of the trees and made recommendations to trim-down or remove trees. Patios are exclusive-use common areas and homeowners must keep all plantings within the air space of the patio. Plantings cannot extend beyond the patio fence nor exceed the height of the balcony floor above.

Affected homeowners will receive written notices, based on our arborist's recommendation, to either trim or remove their tree(s). Homeowners will be responsible for the cost of the work performed in their patio by Arborwell. Homeowners may choose to hire their own vendor to perform the work, but must notify the HOA office by **August 5, 2015**.

## No Illegal Dumping

Illegal dumping of construction materials, furniture, electronics and hazardous waste is strictly prohibited. Homeowners may contact Al Hansen Hauling at: (510) 792-0306 to request an estimate for removing bulky items before the next bulky item bin arrives.

Next month's newsletter will contain information on the upcoming bulky item bin's schedule. Rule violators are subject to bill-backs, hearings and fines.

## Murieta Parents' Play Group

If you are a parent & are interested in joining in some fun activities along with other Parents & kids in our community, please join our Facebook\* page Murieta Parents Play Group (<https://www.facebook.com/groups/murietsparentsplaygroup/>). Make sure to join so you can stay up to date on upcoming play dates, parent's nights, or other fun & connect with other parents in Murieta.

\*This group's Facebook page is not affiliated with the Murieta HOA nor the Murieta Office.

## Women's Koffee Klatch

On 8/10/15 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.