



Murieta Homeowners Assoc.

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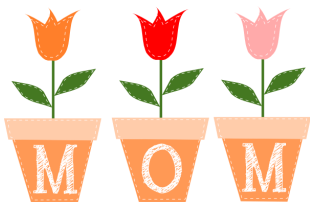
murietahoa@gmail.com

OFFICE HOURS:

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

Important Dates:

- **Applied Pest Mgmt. visit, 5/3 & 5/17**
9:00 - 11:00 a.m.
- **Mother's Day: Sunday, 5/8**
- **Finance Com. Mtg: Tuesday, 5/10 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 5/10 in the North Clubhouse @ 7:00 p.m.**
- **Memorial Day: Monday, 5/30 - OFFICE CLOSED**



Murieta News



MAY 2016 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Annual Meeting Held ~ Quorum Achieved!

Thank you to all the homeowners that participated in the 2016 Annual Meeting both in person and by ballot. The following owners form the 2016–2017 Murieta Board of Directors: Anthony Garside as President, Michael Delong as Vice President, Matthew Jue as Treasurer, Michelle Dimmett as Secretary and Pauline Russell as Director at Large. The 2015 IRS Resolution passed with a majority vote.

Additionally Elected Board Member Profiles:

Michelle Dimmett:

"I've lived in our Murieta community since 2014, and am excited to be part of what makes this residence so great! I work at a local college and have experience with community building and project management. I want to plan events that allow us to get to know each other more as neighbors and help keep us all invested in our area as a whole."

Pauline Russell:

"Pauline Russell has lived in the community for three and a half years. She is a graphic designer in the South Bay and enjoys meeting new people. Hobbies include film making, balloon twisting and ballroom dancing. She has experience serving on boards, in various capacities, and would like to continue to help Murieta be a safe and fun community to live in."

Proposed Rule Change on Balcony Railing Covers

At the last Board meeting of April 12, 2016, the Board of Directors approved the following proposal to modify the **Architectural Compliance/Patios and Balconies** section of Murieta's **General Rules & General Information** and replace the subsection pertaining to balcony railing covers with the following:

"Railing covers are allowed only under these conditions and owner agreement, all others are strictly prohibited:

- Covers must be built and installed by the Murieta HOA at the owners cost (current costs and options can be obtained through the HOA office).
- Owners with units facing the exterior of the complex are allowed either lattice with a clear background or lattice with a solid background.
- Owners with units facing the interior are allowed only the lattice with a clear background as an option.
- Lattice must be standard complex trim color and solid backgrounds must be standard body color. The HOA will be allotted the opportunity of inspections of the railing cover as needed to ensure safety and compliance."

Samples lattices are available at the office. This rule change will be up for Board member approval at the June 14th, 2016 HOA meeting. All residents are encouraged to participate in this discussion by attending the monthly HOA meetings. For your review and information, the **General Rules & General Information** can be found at: www.MurietaHOA.org under the "Governing Documents" link.

Manager's Report

- ♦ **Pools will Open Mid-month** - Notices showing the date will be posted at all bulletins - Last month Allen's Pool Supply resurfaced the north pool and repaired surface cracks on the south pool as well as the north and south spas. Additionally, the pool furniture sling material will also be replaced starting this month.
- ♦ **Reported Break-in Attempts** - Residents are cautioned to lock their unit doors at all times and lock the building doors behind them as they enter and exit the building. If you see that a door has been propped-open with a floor mat, rock or other item, please remove the item and allow the door to lock. Please report any criminal activity to the Newark Police Department by calling 9-1-1.
- ♦ **Notices to be sent on Non-compliant Patios & Balconies** - Pots, plants and all other items, must be removed off of the patio fences and balcony railings. In order to prevent water damage or termite infestations, the wooden surfaces must be kept clear of all items. Pots and plants placed on tile floors must have pans underneath to catch water overflow. Please also ensure that all patio trees are not leaning on the patio fences. Non-compliant unit owners will be contacted directly.
- ♦ **Dry Rot Repairs Upcoming** - In preparation for the upcoming painting project that includes the painting of all wooden surfaces, patio fences and wooden railings throughout the complex will be assessed for dry rot. Affected homeowners will be contacted via regular mail to notify them about access to their patio fences and balcony railings.

Common Area Carpet Cleaning

The next round of common area hallway carpet dry cleaning will take place on May 10th & 11th 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 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.

Murieta End-of-Spring BBQ - North Clubhouse Saturday, 6/11/16 Volunteers Needed

Vegetarian and meat dishes, including burgers and hot dogs, will be provided by the HOA as main course. We need appetizers for early-gatherers to munch on, plus side dishes, and desserts.

If you can be a volunteer for set-up and/or clean-up, or bring an appetizer, side dish, or dessert, please sign-up by sending an e-mail message to: murietaevents@gmail.com and let us know how you can help or what dish you will be bringing.



Annual Financial Disclosure

An outside CPA reviews the Association's books once a year and does an Annual Report. A summary of this report will be mailed to each owner in early May. If you do not receive this important annual disclosure, please notify the office and one will be provided to you. Those owners that receive their monthly statements and newsletters by email will be receiving their Annual Review package by email.

LED Lighting Update

The older lobby light fixtures were removed and replaced with new can LED lighting at Building 8's (39821) main lobby a little over two months ago. All homeowners are encouraged to visit this lobby to see what the appearance of the new lighting will be after the conversion from incandescent bulb lighting to LED down lighting. Since there were no homeowner objections to this upgraded lobby lighting style since it was first announced in the March 2016 Newsletter, all lobby areas in all buildings will be updated to match this model.

Women's Koffee Klatch

On 5/9/16 our Murieta Women's Koffee Klatch meets at 8:30 am 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 some good discussions on what is taking place in our community.