



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, 11/3 & 11/17**
9:00 - 11:00 a.m.
- **Women's Koffee Klatch, 11/9 in the North Clubhouse @ 8:30 a.m.**
- **Finance Com. Mtg: Tuesday, 11/10 in the North Clubhouse @ 5:30 p.m.**
- **HOA Meeting: Tuesday, 11/10 in the North Clubhouse @ 7:00 p.m.**
- **Veterans Day, 11/11 - OFFICE OPEN**
- **Thanksgiving Day & the day after, 11/26 & 11/27 - OFFICE CLOSED**

Murieta News



NOVEMBER 2015 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

Mandatory Dryer Vent Cleaning - Unit Access Required

This is the last major project for 2015. As a fire prevention measure, the Murieta Homeowners Association has contracted Air Doctor to clean the full length of all dryer vents and, in each unit, replace the flexible hose connecting the dryer to the wall with a new 5-layer fire resistant hose and two spring clamps.



All homeowners and residents must make their units available from: **8:30 AM through 4:30 PM** on the date which your appointment has been scheduled. The HOA received over eight thousand dollars in savings in exchange for this scheduling flexibility. We understand that this may be an inconvenience for some so, for your convenience, you may leave the key(s) to your unit at the office in order to facilitate this maintenance work.

Alternatively, you are welcome to make arrangements for someone else to be available at your unit to allow for access throughout the time frame referenced-above.

Mandatory Services Dates:

Monday, 11/2/2015 - Bldg. 6 (39887) - All Units
Tuesday, 11/3/2015 - Bldg. 5 (39865) - Some Units; See Your Specific Notice
Wednesday, 11/4/2015 - Bldg. 5 (39865) - Some Units; See Your Specific Notice
Wednesday, 11/4/2015 - Bldg. 8 (39821) - Some Units; See Your Specific Notice
Thursday, 11/5/2015 - Bldg. 8 (39821) - Some Units; See Your Specific Notice
Monday, 11/9/2015 - Bldg. 7 (39843) - All Units
Tuesday, 11/10/2015 - Bldg. 2 (39997) - All Units
Thursday, 11/12/2015 - Bldg. 3 (39953) - All Units
Monday, 11/16/2015 - Bldg. 4 (39931) - Some Units; See Your Specific Notice
Tuesday, 11/17/2015 - Bldg. 4 (39931) - Some Units; See Your Specific Notice
Tuesday, 11/17/2015 - Bldg. 1 (39975) - Some Units; See Your Specific Notice
Wednesday, 11/18/2015 - Bldg. 1 (39975) - Some Units; See Your Specific Notice

If you didn't receive your notice in the mail or misplaced it, please feel free to contact the office to confirm by phone: (510) 683-8794, or by email: murietahoa@gmail.com. Notices will be placed at your building doors or unit door at least a week before your scheduled service date. **If you miss your appointment you will be required to complete this work at your own expense, and submit verifying documentation to the office.**

We appreciate everyone's cooperation in completing these complex-wide projects this year that are performed in the interest of maintaining property values as well as meeting health and safety standards.

Have you attended an HOA Meeting Lately?

All homeowners are welcome to come to the November HOA Meeting. We'd love to hear from you! The next HOA Meeting will be Tuesday, 11/10/2015 at 7:00 pm in the North Clubhouse. Refreshments will be served.



Manager's Report

- ♦ **The 2016 Budget is Coming** - The 2016 Budget will be mailed to all owners in November; please keep an eye out for it. Owners are strongly encouraged to retain this important mailing with it's annual legal disclosures with your HOA documents. If you do not receive your package by the end of the month, please notify the office.
- ♦ **Pools Closing November 1, 2015** - The pool heaters at both pools will be turned-off and the pool furniture will be removed for the winter season.
- ♦ **Winter Season Preparation** - Trees throughout the complex are being assessed by our arborist in order to determine if they are in good shape to handle this year's El Niño rains. Our maintenance man, Ryan, is also assessing the building's rooftops to ensure that all cracks are sealed and gutters are in good working order.
- ♦ **LED Lighting Conversion Project** - We're currently working on pricing with different vendors to begin converting over to LED lighting. We expect that this investment in lighting costs will pay for itself in reduced electricity costs within several months.
- ♦ **Annual Fire Alarm Update** - Many units will require the replacement of heat sensors. We will contact affected homeowners directly by mail. Homeowners who missed the Annual Fire Alarm Testing will also receive notices for their rescheduled dates.
- ♦ **Leaking Toilets** - Small silent toilet leaks can waste several hundred gallons of water per day (all paid by your HOA monthly dues). How to check your toilet for leaks: Place 10 drops of food coloring into the toilet tank and do not flush. Wait at least 10-15 minutes and then look at the bowl.

Common Area Carpet Cleaning

The next round of common area hallway carpet dry cleaning will take place on November 4th & 5th in Building 7 (39843) and Building 8 (39821), as well as in the North and 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 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.**

Welcome to Murieta!

It takes a Community to run a Community! Many of our homeowners do not realize the huge benefits of shared ownership of Murieta. Few take advantage of this. In just over a month we will complete our 2016 annual budget. It will largely be the result of months of work by our accountant, the HOA office staff and the board as we prepare a budget that meets our daily expenses while preparing reserve funding for long term expenses. We welcome your input and comments so that we address the needs of our community. It's important to remember that we are not an apartment complex—we own the place!

Below is an extract from our welcome letter to new members of our community with additional reminders.

Did you know that as well as enjoying the amenities of Murieta you also have an important role and influence on the Murieta Homeowner's Association (HOA)?

- ♦ Each year you have the opportunity to elect a new Board composed of 5 homeowners like yourself. These Board members are here to serve the Murieta community. On the second Tuesday of each month at 7 pm bring your comments and suggestions to the monthly Open Forum.
- ♦ **You are responsible for maintaining the interior of your property and making repairs especially including toilets and plumbing. Failure to maintain your property will lead to intervention by the Murieta HOA. You should report neighbors who are negligent with plumbing or other issues.**
- ♦ You should report but not necessarily confront those who are dumping on our properties. If their car does not have a Murieta sticker take a photo of, or write down, the license number and report it to the office. Your report could save us all money.
- ♦ Ownership at Murieta gives us great advantages and great responsibilities. **Renters are also responsible for complying with all of our neighborly duties.** See our website at www.murietahoa.org or come to the office for a copy of our Rules and General Information and CC&R's.

Food & Toy Drive

Newark's League of Volunteers is collecting food and toys in the Tri-cities area (Newark, Fremont & Union City). We will have food and toy bins at the North Clubhouse for the next several weeks.

Please bring unwrapped toys and non-perishable foods to donate for the less-fortunate in our community. Your generosity is appreciated!

