



Murieta Homeowners' Association

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NEW OFFICE HOURS:

Mon, Wed, Thurs, Fri

9:00 a.m. - 4:30 p.m.

Tuesday

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

Important Dates:

- Applied Pest Mgmt. visit, 12/5 & 12/19, 9:00 - 11:00 am
- Women's Koffee Klatch, Monday 12/11 in the North Clubhouse @ 9:00 a.m.
- Finance Com. Meeting: Tuesday, 12/12 in the North Clubhouse @ 5:30 p.m.
- HOA Meeting: Tuesday, 12/12 in the North Clubhouse @ 7:00 p.m.
- Christmas Day Monday, 12/25 OFFICE CLOSED

Murieta News



DECEMBER 2017 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

2018 HOA Monthly Dues

Starting January 1st 2018, the monthly HOA dues will be the following based on the number of bedrooms per unit:

1 Bedroom Unit	\$340.07
2 Bedroom Unit	\$371.77
3 Bedroom Unit	\$394.59

Please ensure your check amount reflects the new amount. Owner's enrolled in the "automatic payment program" in which your monthly dues are deducted each month from your checking account need not do anything if you wish to continue taking advantage of it. We will let your financial institution know of the new amount that will be withdrawn on the 10th of each month.

Bulky Bin Arriving This Month

The bulky item dumpster will be here from 12/22/2017 -1/5/2018, and will be placed in the guest parking spaces against the back wall near Bldg. 3 (39953). Only non-hazardous household items can go inside the bin.

Hazardous waste items such as paint, batteries, pesticides, bleach and cleaners, florescent blubs can be dropped off at the Fremont Household Hazardous Waste Facility located at 41149 Boyce Road, Fremont CA. For more information on accepted items, call 1-800-606-6606.

All electrical items need to be recycled at any e-waste recycling center. E-Waste Buyback & Recycling Center may pick up items for free. For more information about free pick up and accepted items, please call them at (510) 468-2642. They are located at: 33548 Central Avenue, Union City, CA 94587.

Not permitted: Hazardous waste, tires, or auto parts; fluorescent tubes or batteries; appliances (stoves, washing/drying machines, dishwashers, refrigerators, etc.); TVs, food waste; and dirt, concrete, tile, construction debris, gravel, sand or rock. You must make arrangements to dispose of these items directly. Al Hansen's Hauling Service is available for personal item pick-ups at (510) 792-0306.

Christmas Tree Recycling

Republic Services will have a dumpster in guest parking at the main entrance of the property between 12/22/2017 -1/5/2018. Please remove all ornaments, tinsel, lights, and other non-organic decorative materials and tree stands. **Also, no flocked trees are permitted in the bin.** These must be cut into four foot sections and disposed of in the garbage.

Toys for Tots & Food Drive

Newark's League of Volunteers is collecting food and toys in the Tri-cities area (Newark, Fremont & Union City). There are **Donation Barrels in the North Clubhouse** in which residents can put new unwrapped toys and non-perishable foods to donate for the less-fortunate in our community. Your generosity is appreciated!



December's HOA Meeting

We'd love to hear from you! The next HOA Meeting will be Tuesday, 12/12/2017 at 7:00 pm in the North Clubhouse.

Refreshments will be served 30 minutes before the meeting starts.



Flatten Boxes Please!

Flatten all boxes prior to placing them into the recycle bins. Un-flattened boxes often cause an overflow of recyclables that turns the dumpster area into a mess and boxes end-up falling onto the driveways as the recycle trucks fill their trucks. Please be courteous and make room for everyone to share the recycle bin.

As a reminder, boxes cannot be stored in patio or balconies. Help protect our property values by keeping our very visible patios and balconies neat and clean!

Holiday Safety & Security

As the shopping season ramps up it is important to be mindful of your security. We remind you to not leave packages, or any other valuables, in your vehicle where visible, in front of your unit doors or inside your patios. Please remember to ensure all gates and doors lock behind you as you enter and exit the complex. Also, do not allow access to strangers via the intercom system.

Volunteers Needed

If you are honest and have a willingness to be of service to your community, volunteer to become a Board member. Murieta Owners are encouraged to step forward to serve as Board Members.

Contact the office for nominee requirements. Nomination forms are available in the office.

A Message from Xfinity

Murieta Owners' Association Community
HERE'S XFINITY'S HOLIDAY GIFT TO YOU!

Enjoy Starz and HBO or Showtime free for 3 months, on us. Plus, holiday offers starting at \$35, \$10 internet speed increases, 4k DVR & wireless set top boxes, AND \$500 prepaid cards when you upgrade TV and add Xfinity Mobile!

Email tiffany_ramirez@cable.comcast.com TO CLAIM THESE PROMOS BEFORE THE YEAR ENDS!

Sponsored by Tiffany Ramirez, Comcast Community Account Manager

XFINITY
Communities™

Avoid The Water Leak Woes



In the last two months, there has been an increase in water leaks ranging from leaking valves to water heaters bursting.

Water leaks can cause thousands of dollars worth of damages especially from a water heater located on a 2nd or 3rd floor unit because it will impact your neighbors.

The majority of water leaks can be prevented. Here are some tips to avoid the water leak woes.

1. Inspect your water shut off valves. They are located on your water heater, toilets, and under the kitchen and bathroom sinks. Check them for signs of leaks, and rust. Too often, a leak occurs and the water cannot be turned off because the valve is broken. If you notice a problem, contact a licensed plumber.
2. Water heaters don't last forever. Check your water heater. This information is typically located on the water heater itself. Check the shut off valves. Check the pipes for rust. Check the pan for signs of water. If there is rust on the pipes or water in the pan, you may have a problem waiting to burst. Water heaters must be serviced annually.
3. Check your toilet and base for signs of seepage.

Failure to adequately monitor and maintain your unit's accessible plumbing will establish negligence on the part of the homeowner. This is especially true in case of water damage that could have been otherwise avoided.

WE ARE HERE TO HELP!! If you are unsure on how to perform any of these visual checks, call the office.

Need an estimate on valve replacement, contact RHS Construction at 510-943-2466.

Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of December 18th through 22nd in Building 1 (39975), Building 2 (39997) and Building 3 (39953).

Mr. Unlimited offers discounted rates to residents who would like their 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.

