



Murieta

**Murieta Homeowners' Association**

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, Wed, Thurs, Fri

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

Tuesday

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

Closed Sat. & Sun

**Important Dates:**

- New Year's Day  
Monday, 1/1  
**OFFICE CLOSED**
- Applied Pest Mgmt.  
visit, 1/2 & 1/16,  
9:00 - 11:00 am
- Women's Koffee  
Klatch, Monday 1/8  
in the North Club-  
house @ 9:00 a.m.
- Finance Com. Meet-  
ing: Tuesday, 1/9 in  
the North Clubhouse  
@ 5:30 p.m.
- HOA Meeting:  
Tuesday, 1/9 in the  
North Clubhouse @  
7:00 p.m.

**2018 Dues Reminder:**

- 1 Bedroom - \$340.07
- 2 Bedrooms - \$371.77
- 3 Bedrooms - \$394.59

# Murieta News



JANUARY 2018 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

## Calling Volunteers to Serve on The Board

Murieta Owners are encouraged to step forward to serve as Board Members. Nomi-nee requirements are that an owner is living at Murieta, is in Good Standing, attends the monthly meeting on the 2nd Tuesday of each month and stays in contact with the office via email. All you need is honesty, maturity and a willingness to be of service to others. Interested owners are encouraged to fill out a Nomination Form.

Murieta's Annual Meeting of the Membership and Election of Directors will be held on April 10, 2018. **Nomination Forms are due by 2/23/2018**

## Homeowner's Annual Checklist:

The following are list recommendations provided to you for the general maintenance and upkeep of your unit. The HOA advises you to perform the duties listed below on a minimum of an annual basis.

### PLUMBING (You May Want to Employ a Licensed Plumber for Items on this List)

1. Inspect the water heater pan for any signs of leaks.
2. Inspect the gas fittings by applying soap and water on the gas shut-off valve to test for bubbling of leaking gas. If there is a leak, call PG&E immediately.
3. Water valves can freeze over time. Test all toilet, faucet and water heater valves.
4. Inspect the areas underneath all sinks; check for leaks from valves, water supply pipes and drains, garbage disposals, etc.
5. Test for toilet tank leaks.
6. Visually inspect all shower heads and tub spouts for leaks.
7. Clean sink drains with enzyme cleaners which foams up in the drain and breaks down sludge.
8. Check the silicone, or caulking, throughout your kitchen and bathroom(s) for damage and/or failure.
9. If you shut-off the water to your stack (your stack includes only the units directly above and/or below yours), you must notify your neighbors at least 24 to 48 hours in advance whenever possible.
10. First floor residents should check the water spigots in their patios.
11. You can use a water pressure gauge to test the water level at your unit. The water pressure level at Murieta is 62psi.
12. Check the floor around washing machines, refrigerators and dishwashers for signs of water leaks.

### HEATING

1. If you have and use your fireplace, you must perform a certified chimney sweep at least once a year and provide documentation to the office.
2. Check furnace valves with soap and water to test for possible gas leaks.
3. Replace furnace filters.

### GENERAL MAINTENANCE

1. Lubricate all hinges on doors, cabinets, and window slides.
2. Clean all window and slider tracks and lubricate.
3. Replace smoke and carbon monoxide alarm batteries.
4. Check circuit breakers to ensure they are working properly; you may want to have an electrician or handyman help you test for this.

**Go Green - Go Paperless!** To request email Statements and Newsletters, please send an e-mail to [murietahoa@gmail.com](mailto:murietahoa@gmail.com) using your preferred email.

## A Message From The Manager

Welcome to 2018 everyone! It has been a privilege working for the Murieta Community. 2017 was a busy year filled with preventative maintenance & repairs. Many projects were completed from repairs to the roof & balconies, to painting, the PG&E gas line replacements and two newly installed elevators, just to name a few. None of which could have been completed without your help. The Board and the staff, including myself, want to thank each and everyone of you for your cooperation and patience as we worked together improving the community. Because of you, we were able to accomplish so much in a timely and efficient manner.

As we move into 2018, new goals have already been set to continue to protect, preserve, maintain and enhance the Association. We will continue to work together to keep this community a beautiful place to live. Happy New Year!



## Contact Info & Vehicle Registration

Please update your emergency contact information with the office. This is mandatory along with registering your vehicle for a parking permit.

Forms are available at: [www.MurietaHOA.org](http://www.MurietaHOA.org).

## Women's Koffee Klatch

The Women's Koffee Klatch meets at 9:00 am in the North Clubhouse on 1/8/2018. We would like owners & renters alike, to come and join us for conversation, coffee, donuts, bagels and sometimes fruit. We have had some good discussions on what is taking place in our community.

## Rental Restriction in Place

Murieta has a 25% rental cap. All units sold must be for owner-occupancy only.

Unauthorized rentals are subject to Hearings, daily assessments and loss of privileges. **Please see your CC&Rs page 13 regarding rental restrictions**. To get on the Rental Waiting List to obtain authorization to rent your unit, please send email request to: [murietahoa@gmail.com](mailto:murietahoa@gmail.com) You will receive a confirming email response for your records.

## Common Area Carpet Cleaning

The next round of common area hallway carpet steam cleaning will take place on the week of January 15th through 19th in Building 4 (39931), Building 5 (39865) and Building 6 (39887).

Mr. Unlimited offers discounts to those who want their unit's carpets cleaned on the day they are in your building. For an estimate, contact : (650) 679-5544.

**BALCONY LATTICE STARTING AT \$65. WINDOW SCREENS & PATIO SCREEN DOORS AVAILABLE! CALL FOR DETAILS.**

## Let's Spruce Up The Place!

**Patio/Balconies:** Only patio furniture & patio related items may be placed in your patios/ balconies.



Items NOT permitted are Indoor furniture, appliances, storage items, boxes, recycling, garbage bags, bins, ladders, broom, mops, vacuum cleaners, etc. If you have any of these items, please remove them from your patio/balcony.

**Window Screens & Patio Screen Doors:** Check windows screens & patio screen doors for tears. Replace & repair as needed.

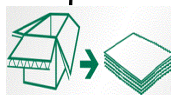
**Window Coverings:** Check your blinds for damage. Replace as needed. Please note that window covering must be white or off white pursuant to the Murieta Rules.

**Lattice:** Lattices must be the approved style and must fit the full length and width of your balcony. It also must be oxford brown or an equivalent color. No mesh or netting can be attached.

**Potted Plants & Patio Landscape:** All potted plants must have a drip pan to catch water overflow. water damage caused by overflow will be the responsibility of the owner to pay. Please maintain your patio's landscaping. If you have a tree in your patio, it must be kept pruned so that it does not encroach into the balcony space of the unit directly above.

**Community Grounds, Hallways & Mailbox Areas:** An excess amount of garbage & cigarette butts have been found in common area hallways, parking lots, grounds & mailbox areas. Please dispose of your items appropriately. Remember this is your community. Don't trash it. Also, please take household garbage to the appropriate dumpsters. The mailbox trash bins are not designated for household garbage.

**Dumpsters:** Please flatten boxes before placing them in the recycle bins. This keeps overflow down and reduces mess in the dumpster areas. Do not throw garbage in the recycle bins.



**Pet Clean-Up:** Pet parents MUST clean-up after their pets. You should also stop your pet from urinating against the buildings' walls. Thank you for being considerate of others so that we can all enjoy our common areas.



**Shopping Carts:** If you bring a shopping cart in the complex, please take it out to the front complex after use. Foodmaxx drivers pick up carts at the front of the complex only. Do not leave carts in the buildings. They become a nuisance and can be dangerous in the event of an emergency.

As an alternative to the shopping cart, foldable carts can be purchased online or in stores. Contact the office if you would like a recommendation.



**NEXT MONTH IN FEBRUARY - Murieta Pizza Night!**