



Murieta Homeowners'

Association

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Website:

www.murietahoa.org

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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.

Closed Sat. & Sun

Important Dates:

- Applied Pest Mgmt. visit, 11/7 & 11/21, 9:00 - 11:00 am
- Women's Koffee Klatch, Monday 11/13 in the North Clubhouse @ 9:00 a.m.
- Finance Com. Meeting: Tuesday, 11/14 in the North Clubhouse @ 5:30 p.m.
- HOA Meeting: Tuesday, 11/14 in the North Clubhouse @ 7:00 p.m.
- Thanksgiving Day & the Day After, 11/23 & 11/24 OFFICE CLOSED

Murieta News



NOVEMBER 2017 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

The Final 2018 Budget

The 2018 Murieta HOA Operating Budget is close to completion.

Whilst we have been able to keep projected operating expenses as low as possible there will be an unavoidable increase of approximately 2.9% over the 2017 dues starting January 1st, 2018. The increase is due primarily to a 15% increase in contributions to our Reserve Funds. Reserve Funds are like a household savings account which sets money aside to pay for upcoming maintenance projects.

BUDGET HIGHLIGHTS & RESERVE FUND NOTES

Some budget line items showing decreases include Telephone, HOA Management Tools, and Landscape Extras. Areas requiring budget increases include Utilities-Water and Reserve Funds.

It's important to note that our Murieta village is now nearly 32 years old and we can expect both the expected Reserve Fund maintenance expenditures as well as those that are unexpected.

In 2018 we will be 25% funded. A ratio known as "Percent Funded" is computed by comparing (as of a particular date) how the current Reserve Fund balance matches up against the association's reserve needs (also known as the Fully Funded balance). As a general rule, Associations under 30% funded have a higher risk of special assessments and deferred maintenance. By 2019 we would be 14.31% funded—which the Board considers too high of a risk. Our 2019 Reserve Budget contributions will therefore be considered for an increase greater than this year's 15%.

The final 2018 budget will be in the mail this month. Thanks to those who helped with the preparation of this important document. For questions call the office or attend the next Board meeting on 11/14/2017 at the North Clubhouse 7PM.

Security Patrol Pilot Program — Nov 1st

The Board of Directors has approved a pilot program for Security patrol. Beginning November 1st, 2017 through December 31st, 2017, Securelion Security will be onsite patrolling Murieta in the evenings. For more information contact the office.

Elevator Modernization Updates

The elevator modernization for **Building 8 (39821)** is completed. We must wait for the inspector to pass it before reopening. Once we receive a confirmation inspection date we will post notices.

The elevator modernization for **Building 1 (39975)** is underway. Estimated to be completed before Thanksgiving. We will post notices as the completion nears.

Thank you for your patience as we continue to improve our community.

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!

Housing Market Update

We are often asked about the current housing market. Moni Shah one of our local Realtors has provided the information below on the current condition of the housing market in the Bay Area:

The economic growth that the Bay Area has enjoyed in the last few years has resulted in an all-time high real estate market. City of Newark has seen one of the highest growth in the Real Estate market over the years. Newark's proximity to the Dumbarton bridge and 880 is drawing a lot of buyers from the Peninsula and Santa Clara area. In the last year (4th quarter), Newark prices have risen **9%** and have increased on average 105% from just five years ago. According to Bay East Association of Realtors, homes in Newark have been selling for 7-9% above list price. Homes at Murieta have had a stellar year too. YTD there have been 11 sales at Murieta, all listings received multiple offers and the average days on the market was 15 days. A strong job market and high demand continues. Chief economist of the National Association of Realtors said – Bay Area home prices are unlikely to fall any time soon. That's because tech hiring remains strong, which ensures steady buyer demand for homes – of which there are too few on the market. If you need any additional information, feel free to call Moni Shah at 510-364-9446.

Notes & Reminders

- ◆ **New Office Hours:** The new office hours are Mon/Wed/Thurs/Fri 9:00 a.m. to 4:30 p.m.; Tuesday 9:00 a.m. to 6:00 p.m.
- ◆ **2018 HOA Dues:** The 2018 Budget is in the final draft. For more information, join the Finance Committee & attend the monthly Board meeting every 2nd Tuesday of the month at the North Clubhouse beginning at 5:30PM.
- ◆ **The 2018 Budget is Coming:** The 2018 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.
- ◆ **Pool Schedule:** Poolside furniture will be put away **November 1st** and the pools' heaters will be turned off for the winter season. Compliance with all posted pool area signs is required year-round.

Reporting Crimes & Suspicious Activities!



Crimes: The Newark Police Dept. recommends that we report all crimes to them. Members of the Board attended a recent Neighborhood Watch meeting & were informed that 'incidents' are on the increase of car break-ins. Please be sure to remove all items that look like they are of value from your car or conceal them before you park your car (thieves often sit in concealed locations and watch for people putting valuables in their trunks).

The Board was surprised to hear of an incident in our complex where a potential thief broke into a car but was unable to drive it away. The criminal left a piece of clothing that may have identified the suspect but the crime was not reported.

Suspicious activities: If you see a vehicle circling an area for no apparent legitimate reason, persons loitering in an area, or lights on in a neighbor's unit when they are on vacation, please report this to the Police Dept. 911 if an emergency or 510-578-4237 if a non-emergency. When reporting a crime or suspicious activity, be prepared to give a head to toe description of the suspect. The following information is a list of helpful information to give to the police:

LOCATION INFORMATION:

- ◆ The exact location. & the time
- ◆ If the suspect leaves the scene, note the direction.

VEHICLE INFORMATION:

- ◆ License plates & Vehicle type (auto, truck, etc.)
- ◆ Color, Make & Model & condition (dirty, damaged, etc.)

SUSPECT INFORMATION:

- ◆ Clothing; color of shirt, pants, hat, shoes, etc.
- ◆ Sex, Race or national origin, Age (estimated),
- ◆ Height-use comparisons with your own height, a door, or some other standard measure
- ◆ Weight (estimated) & Build (slim, muscular, etc.)
- ◆ Hair color & eye color

Remember our complex is not crime proof—we need to keep a watch on our community out of concern for our neighbors!

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on Nov 8th & 9th in Building 7 (39843), Building 8 (39821) and North & South Clubhouses.