



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:

Monday - Friday

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

Closed Sat. & Sun

Important Dates:

- Applied Pest Mgmt. visit, 10/3 & 10/17, 9:00 - 11:00 am
- Women's Koffee Klatch, Monday 10/9 in the North Clubhouse @ 9:00 a.m.
- Finance Com. Meeting: Tuesday, 10/10 in the North Clubhouse @ 5:30 p.m.
- HOA Meeting: Tuesday, 10/10 in the North Clubhouse @ 7:00 p.m.
- Halloween, 10/31

Murieta News

OCTOBER 2017 – MURIETA HOMEOWNERS' ASSOCIATION NEWSLETTER

2018 Budget Preparation Updates

The proposed budget is being prepared to conform to anticipated operating expenses and keep budgets as low as possible. All homeowners are invited as always to participate in these work sessions which usually take place before monthly HOA meetings.

Although we have been able to reduce some expenses there will be an unavoidable increase over the 2017 dues. The increase is due primarily to increased 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

As mentioned earlier, the budget has been adjusted to match anticipated expenses as much as possible. Some budget line items showing decreases include Telephone, HOA Management Tools, and Landscape Extras. Areas requiring budget increases include Utilities-Water and Reserve Funds which are investments in our facilities.

Schedule Updates Elevator Modernization

Building 1 (39975) - DELAYED

The estimated start date for Building 1 (39975) is still delayed and may be delayed for a few extra weeks due to the damaged component caused by the recent hurricane in Florida. Upon receipt of the new component, the work will immediately begin and the elevator will be down for 5 weeks. Notices will be posted at the building entrances once the date is available. Thyssenkrupp apologizes for the inconvenience and the continued delays. Murieta HOA has done everything in our power to expedite the modernization. Unfortunately, the delays have been out of our control. Our goal is to complete the project before the holiday season and we will continue to work towards that goal. Please contact the office if you have any questions or concerns.

Building. 8 (39821) - Work In Progress

The elevator modernization for Building 8 (39821) began in September. A Climb Cart is available in the office for 2nd & 3rd floor residents to use to transport groceries or other heavy items. Contact the Office for more information.

Trick or Treaters Flyers

The HOA will be distributing two-sided flyers a couple of days before Halloween. One side welcomes "trick or treaters" the flip side asks them not to knock on your door. Don't forget to hang them at your door before the evening of October 31st. We ask trick or treaters to respect the wishes of all residents.



A Few Murieta Notes

- ◆ Common areas and exclusive common areas (including patios and balconies) are governed by the CC&Rs and other regulations. Just a few reminders on how to use these areas. Smoking is not permitted in patios, balconies and other common areas. It is strongly recommended that smokers use air purifiers and/or smokeless ashtrays inside their unit. No trash or shoes should be placed at the front door or in the hallways. Patio/Balcony furniture is limited to furniture meant for exterior patio/balcony. Do not use the patio or balcony as storage.
- ◆ Quiet Hours are from 10:00 pm to 6:00 am. Washers and dryers cannot be used during these times.
- ◆ **All unit doors at common area hallways must be kept closed at all times as they are an integral part of the fire-safety system.**
- ◆ If your front door slams, the door closer may need to be adjusted. Contact the office for info.
- ◆ Winter is coming, please take a moment to check the filter in your furnace. Also, check the angle stops in your bathroom and kitchen sinks.
- ◆ Please check your water heater for signs of leakage and contact a plumber for repairs.

Rental Restriction in Place

Murieta has a 25% rental cap. Currently there are **66** homeowners on the Waiting List to obtain an authorized rental status. All units sold must be for owner-occupancy only and cannot be investor purchases.

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 an email request to: murietahoa@gmail.com.

Women's Koffee Klatch

On 10/9/2017 our Murieta Women's Koffee Klatch meets at 9:00 am in the North Clubhouse. We would like owners and 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.

Go Green - Go Paperless! To request email Statements and Newsletter, please send an e-mail to murietahoa@gmail.com using your preferred email.

Lender Requests for Insurance Information

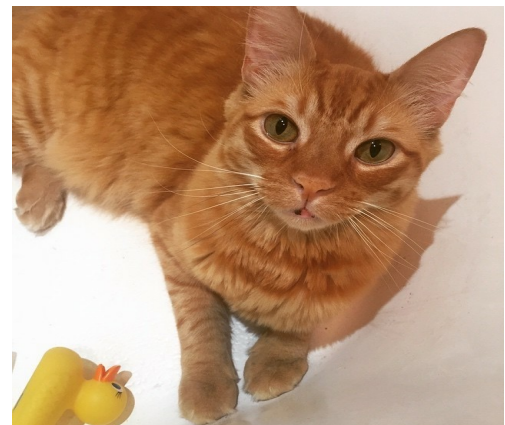
If you have a mortgage or are refinancing, your lender may request from you either a copy of the Master Policy or Insurance Certificates for Murieta Homeowners Association.

To obtain a copy of Insurance Certificates, please call EOI Direct at: (877) 456-3643 for same day service. You, or your lender, can also obtain a copy online at: www.EOIdirect.com

To obtain a copy of Murieta HOA's Master Policy, please have your lender to contact the HOA office for more information.

If you need basic insurance certificates outlining Murieta's insurance coverage levels, you can visit our website: www.MurietaHOA.org and click on the Forms, Fees & Insurance link. Scroll down to the middle of the page to the insurance section.

LOST CAT



Max

If you have any information, please contact 510-612-5329

Common Area Carpet Cleaning

The next round of common area hallway carpet cleaning will take place on Oct 11th & 12th in Building 4 (39931), Building 5 (39865) and Building 6 (39887).

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 (650) 679-5544 for an estimate.