

Murano

Homeowners Association

April 2019

Dear Homeowner,

On March 15, 2019, a Board meeting was held with P&G Association Management. The Murano HOA continues to be financially sound. A spike in violation notices being sent to homeowners was reported by our managing agent. Please be aware that if you do not cure the violation within a timely manner, you will be assessed a fine!



Las Vegas has had some unusual weather in the past few months...snow, rain, and wind have combined to make for chilly times! BUT Spring has sprung...flowers have begun to bloom and so have the weeds! It's time to take out your gardening tools and maintain your property! (Houses are also "sprouting" in Murano's vicinity which means more competition for potential buyers/tenants to choose from!!)

Your Board continues to make positive changes to Murano. The Board has been especially concerned with the common areas. Synthetic grass and gravel have replaced areas where there was natural grass. Visually, the improvements have had a positive effect. We will continue to work on improving the common areas.

We humbly ask for everyone's cooperation in maintaining their Murano property so that property valuation for sales/rentals continue to increase. The articles contained in this newsletter address concerns discussed at the Board meeting.

Any concerns/commendations? Contact Joan and/or Colleen of P&G Association Management at 702-202-4330. You may also email Joan (jaon.pgam@outlook.com), Colleen (colleen.pgam@gmail.com), and/or your Board of Directors (muranohoa@gmail.com).

Thank you for your continued support and cooperation! We look forward to a great 2019!!

Your Murano HOA Board of Directors

Stop...Look...Listen...

Whether you are an owner-occupant or a landlord, you have the same responsibilities for your Murano property. When you purchased your property, you signed many documents including the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Murano Homeowners Association (commonly referred to as the CCRs) and the Bylaws for Murano Homeowners Association. *CONTINUED on Page 02...*



Stop...Look...Listen! continued



P&G Association Management and your Murano HOA Board work together to see that ALL owners abide by the Association's CCRs and By-Laws.

Murano's CCRs and By-Laws are in effect to protect every homeowner's vested interest.

Upon receiving a Violation Notice, it is in YOUR best interest to resolve the violation as soon as you receive notification. Fines will be levied if the violation is not corrected. Unpaid fines will accrue until the total amount is paid off!

If you are a landlord and have hired a property manager, be sure he/she has copies of the CCRs and By-Laws so he/she is aware of and can have tenants/prospective tenants agree to comply with both documents. Please be aware that the homeowner is ultimately responsible for any violations connected to his/her property.

As noted elsewhere in this newsletter, a noticeable increase in violation notices were sent out recently. Let's correct these violations quickly so that Murano looks as visually appealing as all of the new housing developments that are coming up around us!

Murano HOA Board Position

One of Murano HOA's Board of Director's seat will be up for election during the summer. A nomination form will be in the mail soon.

If you want to get involved in making Murano a desirable community, consider running for the Director's seat!



Weed Be Gone!

With the onset of Spring, many of our properties are being inundated with unwanted weeds! It makes for an unkempt look that negatively affects Murano. All homeowners should make a concerted effort to keep their properties weed-free as it is a violation of the Murano Homeowners Association CCRs.



It would also be a great time to make a visual inspection of your bushes and trees to see if they need your attention. Any dead bushes and trees should be removed and replaced. Trees that have overgrown branches that may be reaching over into your neighbors' properties and/or touching your house should be trimmed back.



Synthetic Turf Installation

At your Board's direction, Reveles Landscaping has completed the installation of synthetic turf in several of Murano's common areas in both quadrants! P&G Association Management is in communication with the Southern Nevada Water Authority (SNWA) for our HOA to receive a considerable rebate amount through SNWA's Water Smart Landscapes Rebate program. We hope to see a considerable drop in our common areas' water bills, too!

The turf has provided our children with a nice area to play in BUT it has created a situation where young children are being observed leaving bikes out on the streets when they are playing on the turf, trees are being climbed and branches broken, and personal items are

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Hey, Pet Lovers!

An article in the January 2019 Murano HOA newsletter notified all pet owners of keeping their pets on a leash and picking up their pet's feces when in public areas! The common areas are for ALL (including pets) to enjoy so pick up your pet's "doo". Leaving it on the ground promotes unhealthy conditions (i.e., strong odors, flies, harbors disease, etc.). Be a **RESPECTFUL** and **RESPONSIBLE** pet owner and honor the rights of all Murano residents (and pets) to enjoy the common areas without having to sidestep or worry about "doo" bombs left behind by your pet!

The cost to hire someone to pick up all of the pet droppings comes from YOUR pocketbook (your HOA fee) which impacts further improvements to our community!



If Your Pet Poops
But Nobody is
Watching,
You Still Need
to Pick It Up!



Synthetic Turf Installation continued

left strewn in the common areas! Additionally, empty bottles and litter are not being properly disposed and contributes tremendously to the negative appearance of our Community.

The Board is very happy to see your children enjoying the common areas and ask that you provide proper supervision when they are using the common areas and remind them of being respectful of the common areas...that is, dispose of litter and empty bottles in trash receptacles provided, dangers of climbing trees, taking their "toys" home with them, etc. With your cooperation, the common areas can be enjoyed by all!



You've Got Mail...



Your Murano HOA Board and P&G Association Management feel it's time for all of us to take a tiny step into the Age of Technology by using email as a means of communication. We need your cooperation by providing an email address you use so that newsletters can be sent electronically rather than through the US postal service.

By having the newsletter emailed, you will be helping Murano HOA (which includes yourself!) save time and money! The **time** to print, fold, stamp, and mail the newsletter will be eliminated and could be used for more productive tasks. The **money** to purchase the paper, envelopes, printer supplies, postage, and time to prep the newsletter for mailing will be eliminated and could be used for other projects to enhance our Community!



To go DIGITAL, simply send an email message (from the email account you want us to use) to one or all of the following:

- joan.pgam@outlook.com (Joan Phillips, P&G AM Owner/Manager)
- colleen.pgam@gmail.com (Colleen McGuire, P&G AM Manager)
- muranohoa@gmail.com (Murano HOA Board of Directors)



Your email message should contain the following:

- Name(s) of the legal owner
- Address of the Property in Murano
- OPTIONAL - Parcel number of the Property in Murano, if you know it (e.g., 176-00-000-000)

Upon receipt of your email, the information provided will be verified. When the information is confirmed, an email will be sent to you acknowledging receipt of the information.



By providing your email address, you agree to receive future Murano HOA newsletters via email until you notify Murano HOA Board and/or P&G AM otherwise. Murano HOA Board and/or P&G AM further agree to NOT share or sell your email address to organizations or individuals without receiving prior written consent from you.

Thank YOU, in advance, for your cooperation!

