



# Murano

## Homeowners Association

December 2020



Happy Holidays, Murano Homeowners!

Since our last newsletter, two major national events continue to affect us: The COVID-19 pandemic continues to wreak havoc on our lives and economy. We hope all of you continue to stay safe and healthy: 1 - Wear masks properly when in public, 2 - Practice social distancing (at least 6 feet apart from others), and 3 - Wash your hands with soap or sanitizer.

The US Presidential election also affected each of us mentally and/or physically. In the coming months and years, we will also begin to feel its effects on our economy and its influence on the real estate market and our community.

A Budget Ratification Meeting for the Murano Homeowners Association was held on November 20, 2020 at P&G Association Management's offices. The HOA's finances were reviewed and approved...Murano HOA continues to be financially sound! The 2021 budget was also discussed and approved at the meeting. The monthly maintenance fee will remain at \$48/month. (FYI: The monthly maintenance fee has NEVER been increased since Murano's inception!!!)

The Board of Directors held an Open Meeting via Zoom on December 11, 2020. Topics discussed and decisions made during the meeting can be found in the various articles in this newsletter. Murano homeowners are always welcomed to attend the Open Meeting to express any concerns.

Your Board hopes that you and your family had an enjoyable and memorable Thanksgiving!! May you have the happiest holiday season filled with love and peace! Stay safe!

Your Murano HOA Board of Directors



### Budget Ratification Meeting Results

Commencing at 11:00A (PST) on November 20, 2020, a Murano HOA Budget Ratification Meeting was held at P&G Association Management offices at 129 W. Lake Mead Parkway, #16 in Henderson, Nevada. Prior to the meeting, all homeowners received, via US postal mail, a notice of the meeting along with supporting documents with regards to the 2021 budget for our Association.

The 2021 Budget for the Murano HOA will automatically take effect beginning January 01, 2021 as a majority of the homeowners did not attend the meeting to reject the presented Budget. No special assessments are projected. The \$48.00 per month common assessment (aka monthly maintenance fee or regular assessment) will continue to remain the same since the inception of Murano!

## Murano HOA Board of Directors Meetings

On December 11, 2020 at 10:00A (Pacific Standard Time) your Murano HOA Board of Directors held Open and Board of Directors Executive meetings via Zoom with a representative of P&G Associated Management in attendance.



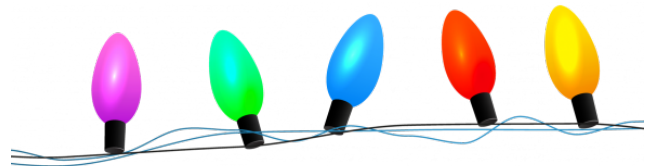
In the Open meeting, evaluations by the Board members of P&G AM (the property management company serving our HOA) and Landcraft (the landscaping company servicing our HOA) were discussed. The results of P&G AM's evaluation is being withheld till all evaluation forms have been submitted by the Board members. Landcraft's evaluation is scheduled to be completed in April 2021, the Company's one year anniversary since servicing our community.

The pedestrian gates in our Community was also

on the agenda. The gates have been abused and/or damaged so the Board directed the management company to have them repaired.

A concerned owner attended the Open meeting to express his concern regarding speeding vehicles in Murano. After discussion, the Board requested that P&G AM research the possibility of installing rumble strips to deter speedsters.

The owner has also observed a commercial vehicle parked in Murano which is NOT allowed per the CCRs! He also felt pet owners should be more responsible in "picking up" after their pets...the droppings are not only a health hazard but visually unappealing!



## CCRs Compliance Report



P&G Association Management submitted their November 2020 compliance log to the Board. Twenty-nine property owners received courtesy letters notifying them to correct a violation of the CCRs.

Majority of the violations deal with landscaping issues: yards overgrown with weeds, tree debris (dead leaves, branches) not removed, dead bushes & trees not removed and replaced, overgrown bushes and trees that need trimming. Taking care of these infractions will help to beautify our Community, possibly help to maintain the value of our properties, and will help you to avoid having to pay a fine for the citation!

Having trash cans and/or trash visible from the street is another common violation of the CCRs. Your trash bins and/or trash should always be kept hidden away except for the day of trash pick-up!

A recurring violation deals with portable basketball hoops that are left out and visible from the streets or adjacent properties. This is considered a violation of Article XI, Section 6 Nuisances so enjoy the hoop but put it away for the day when you're done playing!

Finally, oil stains in driveways should be cleaned! Comply! Comply! **COMPLY!**





Here's a checklist (not a naughty or nice list) of what YOU can do to keep Murano visually appealing and property values maintained or increasing.

An owner-occupant or an investor has the same obligation to abide by Murano's Declaration of Covenants, Conditions and Restrictions (commonly known as "CCRs"). P & G Association Management has been contracted by the HOA to ensure that homeowners are abiding by the CCRs. Every month, the Board receives a Compliance Log listing CCR violators. If violations are not corrected, a homeowner may receive a fine that may increase until the violation is resolved.

- ✓ Keep your trash and trash bins hidden from street view...except on trash pick-up days!
- ✓ Keep your front yard free of weeds and tree debris.
- ✓ Trim your trees and shrubs.
- ✓ Replace missing plants (trees and bushes).
- ✓ Keep your driveway free of oil stains.
- ✓ Replace coach light bulbs that no longer work.
- ✓ Portable basketball hoops should be stored away (not visible) when not in use.
- ✓ Parking of vehicles that are unregistered or unlicensed are subject to being towed.
- ✓ Commercial vehicles shall not be parked, stored, or kept within Murano unless it is in a garage.
- ✓ Loud noises and music should be kept at a level that will not interfere with the neighbors' right to quiet enjoyment.

**Do your part in making Murano a desirable community to live in!**



During this holiday season, **STAY SAFE** & continue to wear a mask!

### **A Message**

2020 has been a year of challenges for the Country and the world! Our Community has not been left unscathed by all that has happened...but we are resilient and strong!

Your Board of Directors wish all of YOU a healthy and prosperous 2021! Working together and staying positive, Murano will shine brighter in the coming years!

*Happy New Year*