

Murano

Homeowners Association

June 2018



Dear Murano Resident,

Summer 2018 is here! As we hit the mid-year mark, we'd like to re-cap for you the major decisions made by your Board since our last newsletter:

- Landscaping in the common areas improved with the planting of grass, installation of an irrigation system, trimming/thinning of bushes and trees by Reveles Landscape and Maintenance
- There has been a noticeable drop of graffiti in Murano thanks to the vigilance of community members and quick action by P&GAM to remove the unwanted "artwork"
- A towing policy of "unlicensed, unregistered, and inoperable" vehicles visible from the street (including our driveways) has been implemented to maintain our Community's curbside appeal
- The installation of wrought iron fencing in the five designated locations of the common areas was completed by Artistic Iron Works

Your Board and P&GAM continue to work for you! Any suggestions and comments are welcome! Email your Board at: muranohoa@gmail.com Better yet, become involved with the Association to make Murano a desirable community to live in!!

Sincerely,

Your Murano HOA Board of Directors



WARNING: Towing

A towing policy has been implemented by your Board as of June 01, 2017 to tag and tow vehicles in Murano that are "inoperable, unlicensed, or unregistered". Inoperable, unlicensed, or unregistered vehicles that can be seen (on the streets **AND** driveways in the Murano community) are subject to being tagged/towed!

ALL costs/expenses related to the towing of a vehicle shall be the responsibility of the homeowner/resident whose vehicle has been towed!



Maintenance Fee
At the September 14th, 2017 Murano HOA Board meeting, your Board, upon the recommendation of P&GAM, decided NOT to increase the maintenance fee of \$48/month for another year! All improvements completed thus far have been paid for! Additionally, your Board reviewed and recommended that the 2018 Budget be approved. The budget is a balanced one and does not require an increase of the \$48/month maintenance fee.



What's the ARC?



Are you planning to paint the exterior of your Murano home? Change the landscaping in your yard? Make an improvement or alteration to your dwelling or property? Please be aware that if you are planning to do any of the above, you must submit a request for approval to Murano's Architectural Review Committee (ARC) prior to any work commencing. Upon receipt of your request, the ARC shall have 45 days from receipt of "all relevant plans, drawings, specifications and other materials requested by the ARC" to approve/disapprove the submitted request.



A request for an Architectural Submittal Form (ASF) can be made by calling P&G Association Management at (702)202-4330 or emailing Joan.PGAM@outlook.com. If you prefer, you may pick up an ASF at P&G Association Management's office at 129 W. Lake Mead Parkway, Suite 16, in Henderson.

For further information, you are referred to Article VII. Architectural Review Committee in the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Murano Homeowners Association.

What's Going On?

Have you noticed a flurry of building activity in the last 6 months in our neighborhood?!? A new subdivision has just been completed next door to Murano's southeast quadrant and another community has sprung up next to Murano's northwest quadrant! Additionally, further residential development is beginning to happen along the north border of Murano's northwest quadrant which means Torrey Pines Drive will be extended!

What does this mean for our community? The good news is that this growth spurt will probably help our property values to rise some IF we maintain our properties and Murano's common areas. The not-so-good news is that with more residential projects being developed, there will be more traffic and more people in the area. (The intersection of Warm Springs and Torrey Pines is already showing signs of needing traffic lights for the safety of drivers and pedestrians!) So what's going on in our neighborhood? LOTS...don't you think?!?

Keep An Eye (And An Ear) Out!

All of us in Murano must play an active role in reporting activities that negatively impact our Community! Graffiti continues to plague our Community on a smaller scale than in previous years BUT it still remains a problem. We, the residents/owners, cannot expect management to resolve issues without our involvement...we need to be the "eyes and ears" of our Community and report to P&G Management whenever graffiti appears. (NOTE: When graffiti has been reported to P&G Management, removal has been done in a timely manner.)

Continued on Page 3...



**ERASING
THE
DEFACING**

Coming Soon!

Two Murano HOA Board seats are up for election in July 2018. Nominations are now open and a nomination form has been mailed to all Murano homeowners.

Consider becoming a Board member to help Murano remain a vibrant and well-cared for community!!

Continued on Page 4...



Keep An Eye (And An Ear) Out! **continued**



Another concern expressed is the playing of illegal fireworks in close proximity to Murano's residences. Not only are fireworks a major fire hazard, they detrimentally affect the health and well-being of everyone (including pets!). With the 4th of July just around the corner, if you hear/see fireworks being played with (in or near our Community), call the police immediately and report the incident to P&G Association Management as soon as possible! Any community members involved with fireworks activity and reported to the HOA's management firm may be subject to a Health, Safety and Welfare hearing with the Board.



Maintaining your property's landscaping is important. An unkempt property is not only an eyesore to your neighbors but it hurts EVERYONE as property values are negatively affected. Maintain your property's trees and bushes, check to see your irrigation system is working properly, and eliminate weeds from your yard!

Minimizing these concerns/problems requires the involvement of our entire Community. Individually, we should report incidences when they happen to the proper authorities so action can be taken. The Board and P&G Association Management cannot be the only "eyes and ears" for Murano. (SEE Related Article on this page.)

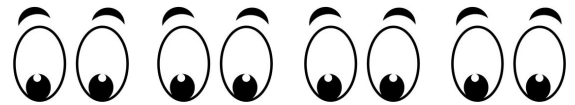
Food For Thought

Whether you are a homeowner or tenant in Murano, YOU have an interest in maintaining the property you own/live on. As a homeowner, you want to maintain your Property so that the value of your Property increases! Whether you are an owner-occupant or owner-investor, the goal is the same: have the value of the Property increase so that your investment increases!

As a tenant, you want to take pride in the Property and maintain it as if it were your own. Your landlord and the Murano Homeowners Association will be appreciative of your efforts to help Murano be a desirable community to live in!!

For the past two years, your HOA Board has made a concerted effort to improve the community by hiring an effective property management company, a responsive landscaping company, and making some major improvements (e.g., installation of wrought iron fencing, "re-surfacing" of streets, etc.).

NOW, the Board would like to ask for



EVERYONE'S involvement in upkeep
Murano as we cannot do it alone! You can do **your** part by:

- Reporting graffiti that pops up in our neighborhood ASAP to P&G Association Management (702-202-4330)
- Reporting any water leakage (drip irrigation fountaining and/or water leaking) ASAP to P&G Association Management.
- Reporting suspicious activity to the police (3-1-1 for non-emergency, 9-1-1 for emergency) and/or P&G Association Management.
- Communicating your concerns (good and bad) to P&G Association Management via (702)202-4330 and/or your Murano HOA Board at muranohoa@gmail.com.



Help YOUR community by getting involved and staying involved!!!

Think about it!!

Looking Good!



Nevada's Revised Statutes (NRS) require homeowners' associations to review its reserve study annually. A review of Murano's reserve study was presented to the Board by Joan Phillips (P&G Association Management) at our May Board meeting. Based on P&GAM's report, Murano's HOA is financially sound and "comfortably funded". After review and discussion of the Reserve Study, the Board made a motion that the components of the Reserve Study were reviewed, the Reserve Study's recommendations were considered, and that the HOA is adequately funded in accordance to the NRS requirements. The motion was seconded and passed. An electronic copy of the Reserve Study can be requested by emailing muranohoa@gmail.com or colleen.pgam@gmail.com or joan.pgam@outlook.com. NOTE: Requests for a copy of the Reserve Study can be made by registered Murano homeowners only.

July 13, 2018 at 11:00A
at 129 W. Lake Mead Pkwy, #16
Henderson, NV

ANNUAL MURANO H.O.A. MEETING

Mark This on Your Calendar!

Coming Soon! **continued**

A ballot to vote for the 2 open Board positions will be sent separately. Please read the instructions and return your ballot in the envelopes provided!

Make your voice heard...help the Murano community...take that step to become involved...VOTE!



CUT & POST ON YOUR REFRIGERATOR

Murano Contact Info

P & G Association Management:



129 W. Lake Mead Parkway, Suite #16
Henderson, NV 89015

Phone - (702)202-4330



Fax - (702)202-3910

Colleen McGuire - colleen.pgam@gmail.com

Joan Phillips - joan.pgam@outlook.com

Murano Homeowners Association Board:

muranohoa@gmail.com

