

Murano

Homeowners Association

July 2020

Dear Murano Homeowner,

We hope you are all enjoying your summer! More importantly, we sincerely wish you are doing your very best to help yourself and Las Vegas stay healthy and COVID-19 free! By wearing a mask when in close proximity to others, remembering to social distance (at least 6' away) from others, and washing your hands will not only help you but help those around you! Hopefully, a cure/vaccine will soon be found to protect everyone from the deadly COVID-19...in the meantime, stay healthy, stay safe, and stay strong!



On June 26, 2020, a Murano HOA Board of Directors Open meeting and an Executive meeting were held. No Murano homeowners were present at the Open meeting during which the previous meeting's minutes were approved, the financial reports discussed and approved, and P&G AM reported on our new landscapers, Landcraft.

During the Executive session, many topics were discussed. The articles in this newsletter deal with various issues/concerns and matters brought up during the meeting.

If you have any questions, concerns, and/or comments, contact P&G Association Management via email (colleen@pandgmanagement.com), phone (702-202-4330), or fax (702-202-3910) or email muranohoa@gmail.com. We ask for your continued support and cooperation to maintain Murano as a safe, clean, and desirable community to live in!

Your Murano HOA Board of Directors

Maintenance of Common Areas

As of April 2020, your Murano HOA Board hired Landcraft to maintain the common areas. An initial inspection of the common areas was done by Landcraft and P&G AM (representing the HOA) to assess and determine what repairs/improvements needed to be done. After the assessment was completed, Landcraft began an initial clean-up of all of the common areas as well as repairing and replacing hardware associated with the irrigation system.

The results of Landcraft's work has greatly improved the appearance of the common areas! Yes, there is still room for improvement (replacing missing plants, trimming of some of the trees, etc.) which the Board will address at future meetings.





Vehicle Matters

Vehicles that are wrongfully parked, have expired registration stickers and/or licenses, or are inoperable have been observed in Murano. Per the CCRs 11.16 Parking and Vehicular Restrictions, only "operable standard vehicles" are allowed to be parked in Murano. NO recreational and commercial vehicles are permitted to park in our community.

In their last meeting, the Board approved Las Vegas Quik Tow to patrol and tow any vehicles in Murano that is blocking a fire hydrant or fire lane, in a handicap-designated parking space, or interfering with the entrance exit of real property or "posing an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the residential complex." Let this notice serve as a warning to all that if your vehicle is towed, ANY and ALL costs associated with the towing shall be the responsibility of the vehicle's owner(s).

This Is NOT a plant you want...



in your yard! Known as desert broom, it is an unwanted weed that spreads easily and quickly. To stop the spread of desert broom in Murano, the entire plant (including the root system) must be removed!

Violations Report

A monthly inspection of Murano's 121 properties was done at the beginning of June. Forty-six (38%) properties were cited for not being in compliance with Murano's CCRs. Approximately 50% of the property owners receiving violation notices have NOT corrected the problem cited in their notice. If violations are not corrected, fines may begin to accrue with each passing month AND a lien may be placed on the property. REMEMBER: Fines do NOT magically disappear from your account! If and when you sell your Murano property, the accrued fines may be deducted from your sales proceeds.

Most common violations are for trash bins being visible from the street, overgrown weeds, and trees/bushes needing trimming. Please do your part and keep our Murano community looking desirable! REMEMBER: Whether you're an owner-occupant or investor, your property is an investment that you want to grow and keep up with the competition!

If you are renting your Property, you are ultimately responsible for any violations associated with your Property. If you have hired a property management company, you are advised to provide them with a copy of Murano's CCRs.

The Board truly appreciates those owners who display pride of ownership by continuously maintaining their property and those property owners that correct violations in a timely manner...
THANK YOU VERY MUCH!



Be sure desert broom isn't getting a foothold in your yard...check your yard and remove ALL weeds and debris!!

Murano HOA Board Matters

CALL FOR BOARD MEMBERS

Your Murano HOA Board consists of three Directors whose positions are staggered. Two 2-year directorship terms currently held by Margaret Yayoi Ito and Ryan Lucey are up for election. The director seat occupied by Ron Matsunaga will be up for election in 2021.

A Board of Directors Candidate Nomination form was sent out to all Murano homeowners several weeks ago. The nomination deadline is July 17, 2020. You are encouraged to submit a completed form as soon as possible!

Due to the COVID-19 situation, the Murano Homeowners Association's Annual Meeting on Friday, August 07th at 10:00A will be held via conference call. If you wish to attend the Meeting, you will need to request a Conference ID from Colleen at P&G Association Management via email: colleen@pandgmanagement.com PRIOR to August 5th. The Conference Call number is 1-800-309-2350 and is to be used to attend the meeting (NOTE: You will need the Conference ID number to access the meeting!)



ANNUAL H.O.A. MEETING

Aug. 07, 2020 (Fri.) @ 10:00A



P & G AM present monthly financial reports to the Board for review and approval. Based on the reports, Murano HOA continues to be financially sound. We are able to maintain the common areas and pay for all expenses incurred.

Rejuvenation Pruning

Murano's landscaper, Landcraft, has been approved by your Board to hardwood prune (aka rejuvenation pruning) ALL Texas sage and casia shrubs in the common areas of both quadrants. Rejuvenation pruning will reduce the branches of the shrubs anywhere from 1" - 12" above the ground level. Initially, the pruning will appear drastic but the shrubs will recover quite quickly. The hardwood pruning is being done to restore plants to their natural growth and give them a softer, fuller, and more colorful appearance.

Further enhancements to bring color to the common area landscaping will be considered in the future.



Before Hardwood Pruning



Hours After Hardwood Pruning



2-3 Months After Hardwood Pruning

R&R...Repairs & Reminders

In their June meeting, your Directors approved the following repairs to be completed:

- The common areas' gates and locks need to be re-aligned due to misuse.
- Holes in the common area walls will be patched...cause of the damage is unknown.
- Malfunctioning irrigation clocks

Murano residents are encouraged to bring to the attention of P&G AM and/or the Board any damage to the common areas so they can be addressed immediately. Keeping the common areas in great condition and visually appealing will only help to make our community a desirable one.

Contact P&G AM via phone (702-202-4330) and/or email (colleen@pandgmanagement.com) or your Board (muranohoa@gmail.com).

REMINDER #01:

If you haven't already, sign-up for electronic copies of our newsletters to save some \$\$\$ for the HOA and to receive the newsletters faster! Contact P&G AM and/or your Board

REMINDER #02:

Avoid a violation notice by keeping your trash and trash bins hidden from street view except on trash pick-up days!



REMINDER #03:

Keeping your front yard free of weeds and tree debris and trimming your trees and shrubs help to enhance your Property and helps Murano to be an attractive and desirable community! Your cooperation will help to maintain and/or increase Murano's property values and be competitive with the newer developments! Pride of ownership is also evident when a property is well-cared for!



REMINDER #04:

The COVID-19 pandemic is not over! Your Board would like to remind everyone of the seriousness of the situation...there is **NO known cure for the virus!** We strongly encourage everyone to:

- Wear a mask when in social settings
- Wash your hands frequently with anti-bacterial soap & water or hand sanitizer
- Avoid crowds
- Keep at least 6 feet away from others

Be **PROACTIVE** and **PREVENT** the spread of this deadly virus!



Stay safe! Stay healthy!



Home Improvement Projects

With our community being 15 years old, your house may be needing a new coat of paint.

Well BEFORE any exterior painting is done, please call P&G AM @702-202-4330 to request paint palettes of **approved** colors and an Architectural Review Committee (ARC) form that must be completed, submitted, and approved *before* any painting can be done!



If you anticipate doing home improvement projects (including landscaping) that can be seen from the street, you are advised to complete an ARC form **WELL BEFORE** starting on the project. By so doing, you will possibly relieve yourself of a lot of unnecessary stress! Be proactive rather than reactive!!

Have a SAFE Summer!