

Murano

Homeowners Association

May 2020

Dear Murano Homeowner,

It's a bit difficult to believe we're already in the second quarter of 2020! Since our last newsletter, your Board of Directors held meetings on December 20, 2019, January 24, 2020, and March 20, 2020. The articles in this newsletter reflect some of the concerns discussed and decisions made at the meetings.



This year marks the 15th year Murano has been in existence! By working together (**YOU**, the Murano HOA Board, the management company, and anyone living in the Murano community), we can make Murano a great place to live and a great investment!

Uppermost on everyone's mind is the COVID-19 situation and its effects on ourselves, Las Vegas, and our community. Your Board extends its sincerest wish that you TAKE CARE of yourself, be SAFE, and stay HEALTHY! As members of the Murano family, we humbly ask for your cooperation with regards to safe health practices (e.g., hand washing, social distancing, etc.) which can only help to improve the situation!

In closing, we ask for your continued support and cooperation to maintain Murano as a safe, clean, and desirable community to live in! 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.

Your Murano HOA Board of Directors



STAY SAFE!



Social Distancing

What does it mean?

- Stay away from places with many people
- Keep a distance of one meter¹ (about one-and-a-half adult's arm-length) from each other
- We can help fight the infection

Wash hands frequently with soap and water, or hand sanitiser

Queuing and keep at least one meter¹ away from people

Crowded place

The infographic features illustrations of a hand being washed at a sink with a green checkmark, a person in a queue with a green checkmark, and a crowded market stall with a red 'X' over it. It also includes several virus icons.

You Should Know...



Every month, a physical inspection is done in Murano by P&G AM of all properties and the common areas. A report is then generated and presented to your Board listing properties that are in violation of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Murano Homeowners Association (dated Nov. 04, 2005). The report also informs the Board as to the status of the violations (i.e., violation resolved, violation letter sent to owner, etc.).

In the first two months of 2020, the Compliance Logs received by your Board averaged 50+ violation notices being sent out per month. Unfortunately, infractions reported for March 2020 spiked to 70+ violation notices! Per Murano's Declaration of Covenants, Conditions, and Restrictions (commonly referred to as "CCRs"), all Murano owners shall "keep his Lot and its landscaping, improvements and appurtenances in *good, clean, attractive and sanitary order and condition...*"



A very large number of violation notices sent out every month has been for **unwanted weed growth in landscaped areas**. By allowing weeds to invade the rock landscaping, your Property becomes visually unappealing and contributes to Murano having a negative image and possibly lowers the value of your Property (as well as the surrounding properties). Help yourself and your Murano community by controlling the weed growth in landscaped areas!

Trash cans visible from the street and oil stains in the driveway are violations Owners are frequently cited for. Trash (including unwanted furniture) and trash receptacles should be hidden from street view. Trash bins are allowed to be out 12 hours before and/or after scheduled pick-up. Oil stains on driveways are unattractive and should be removed with commercial cleaners and/or powerwashing. (It also is evidence that your vehicle should be checked/repared for your safety!)



Owners have also received violation notices for **landscaping issues (dead trees, tree debris, presence of desert broom, etc.)** and **vehicles that are incorrectly parked or unregistered, unlicensed, or inoperable**. Please remember that the HOA has contracted a towing service to remove vehicles from our community if the vehicle is in violation of our CCRs...all costs associated with the towing is the responsibility of the Property Owner.

To keep things in perspective, there are 121 properties in Murano...over one-third of the properties' owners receive violation notices every month! If violations are not corrected, fines may begin to accrue with each passing month AND a lien may be placed on the property. We wish to thank those property owners that correct violations in a timely manner as well as those owners who display their pride of ownership by continuously maintaining their property...
THANK YOU VERY MUCH!

Thank You!

NEW Landscapers Contracted



Your Board has terminated the landscaping contract with Reveles Landscape & Maintenance and entered in a renewable one year contract with Landcraft, Inc. Landcraft has been in the landscaping business for over 19 years in the Las Vegas Valley.

As part of the landscaping transition, an initial clean-up of our Community is forthcoming and includes the following: pre-emergent weed treatment, clean-up of all common areas (includes hauling away of debris), replace missing drip irrigation emitters, set clocks and valves for proper functioning, and make necessary repairs such as valve replacements. Thereafter, Landcraft will maintain the common areas on a weekly basis.

During the next few months, your patience and understanding is requested as Landcraft familiarizes itself with Murano and its landscaping needs. We ask for your continued support by being the "eyes" for our community...call P&G AM at (702)202-4330 or email: colleen@pandgmanagement.com if you see any landscaping "issues" in the common areas that need attention.



Sign up NOW!

If you haven't already, provide an email address you use to receive our monthly newsletters! 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@pandgmanagement.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

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.

JUST DO IT.

Concerns, Requests, Compliments?

Call P&G Association Management at (702)202-4330 OR
Email colleen@pandgmanagement.com