

Murano

Homeowners Association

January 2019

Dear Homeowner,

A belated Happy New Year to all from your Murano HOA Board of Directors! Currently, Margaret Ito, Ryan Lucey, and Ron Matsunaga are on the Board. Per Murano's CCRs, an election will take place in the near future for Ron Matsunaga's seat on the Board. Please consider volunteering your time to help Murano be a desirable community to live in by running for the Board position!

P&G Association Management continues to provide property management services for our Association. Joan Phillips (co-owner of P&G AM) and Colleen McGuire are our property managers. You may contact Joan at (702) 202-4330 or joan.pgam@outlook.com OR Colleen at (702)202-4330 or colleen.pgam@gmail.com.

Revels Landscape and Maintenance continues to provide landscaping services for the common areas. Any landscaping concerns should be brought to the attention of P&G Association Management.

Any concerns you may have may also be emailed to your Board of Directors at: muranohoa@gmail.com.

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

Your Murano HOA Board of Directors



Landscaping Improvement Project



Some of the common areas in both quadrants of Murano will be seeing a change in the coming months. There has been a problem with maintenance of some of the grassed areas so the Board has decided to replace the natural grass with synthetic turf.

When the installation is complete, our water bill for the common areas and maintenance time should decrease noticeably. We will be seeing some savings on the installation

of the synthetic turf from the Southern Nevada Water Authority due to their Water Smart Landscapes Rebate program.

We think this beautification project will help to make Murano an attractive community and hopefully, maintain (or increase) the value of our properties!!

Murano Concerns



Your Board of Directors and P&G AM need YOUR help in maintaining Murano! In our last newsletter, several concerns were brought to everyone's attention and we would like to share them with you again:

Each house in Murano has been outfitted with 2 outdoor garage lights. Several houses have outdoor garage lights with light bulbs that are burnt out or are not standard light bulbs... replacement of such light bulbs should be made for security and visual uniformity!



Wrought iron fencing was installed in five different locations of Murano to curb foot traffic of non-Murano residents. Gates were installed for security purposes in some of the common areas and keys distributed to residents requesting them.



The gates are frequently left unlocked which defeats the purpose of having a lock on the gates! Please remember...the goal of having gates with locks is to provide YOU with some security and to minimize strangers from entering Murano!! **Help us help YOU by making sure if you unlock the gate(s), that you lock them behind you!!** Your cooperation in this matter will be greatly appreciated by everyone!!

Inoperable, unlicensed, or unregistered vehicles OR any commercial vehicles that can be seen on the streets and driveways in the Murano community are subject to being tagged/towed per a towing policy that became effective in June 2017. ALL costs/expenses related to the towing of a vehicle shall be the responsibility of the homeowner/resident whose vehicle has been towed! Section 11.16 Parking and Vehicular Restrictions of Murano's Declaration of Covenants, Conditions and Restrictions (CCRs) specifically addresses this issue.



Trash receptacles should be hidden from view! They should be placed curb-side no earlier than the day before pick-up. Once pick-up is done, the receptacles should be placed in your garage or in your backyard so they cannot be seen from the street!



Our houses are aging and you may be considering giving your Murano house a new coat of paint. Before you skedaddle to the hardware store for your paint and painting supplies, please be sure to call P&G AM (702-202-4330) and request the required forms that need to be completed and reviewed by the Architectural Review Committee (ARC) **PRIOR** to any work commencing. You will receive a Paint Palette folder that contains paint swatches and color schemes that are allowed in

Murano. To avoid any undue stress for anyone, it is advised that the afore-mentioned request be made well in advance of the desired time to begin painting!

Time for R & R!

Dog owners, are you a RESPONSIBLE pet owner? Are you picking up after he/she takes "a dump"? There has been a notable increase of piles of dog "doo" in the common areas that are causing health concerns! The piles of feces attract flies, can be the source of diseases is smelly, and makes the place unattractive. BE RESPONSIBLE and RESPECTFUL...clean up after your pet!!

Do you keep your dog on a leash when taking him/her on a walk? BE RESPONSIBLE and RESPECTFUL and always be in control of your pet!!



In fairness to dogs and their owners, this issue is directed to any pet owner who allows his/her pet to roam the common areas un-leashed and use the common areas as a "dumping" ground!



Are you a RESPONSIBLE driver? When in a residential area like Murano, do you slow down considerably as a courtesy to the residents and to prevent an accident from happening? BE RESPONSIBLE and RESPECTFUL...drive carefully in Murano!



Are you a RESPONSIBLE property owner, landlord, and/or tenant? Are you abiding by the Murano Homeowners Association's Declaration of Covenants, Conditions and Restrictions (CCRs)? ALL Murano residents are committed to the CCRs whether you are a homeowner or a tenant. BE RESPONSIBLE and RESPECTFUL...abide by the Murano HOA's CCRs and help to make Murano the best that it can be!

Contact Info

We need YOUR involvement in keeping Murano a safe and desirable community to live in. Our property manager, P & G Association Management, can be reached at (702)202-4330 with any concerns like vandalism (graffiti, destruction of community property, etc.), water leakage, dead plants in the common areas, etc. Via email, you can contact:

- Joan Phillips with P&G AM - joan.pgam@outlook.com
- Colleen McGuire with P&G AM - colleen.pgam@gmail.com
- Your Board of Directors - muranohoa@gmail.com

Waste Not, Want Not!

SAVE WATER AND DOLLAR\$...check your faucets and drip irrigation system for leaks! A constantly dripping faucet, a toilet that's "running," a broken drip irrigation system head are contributors to water being wasted and your water bill increasing!!



A quick check of your plumbing fixtures and system and repairs of any leaks may save you some \$\$\$!