

Murano

Homeowners Association

July 2017

Dear Murano Homeowner,

The first half of 2017 has been filled with major improvement projects for our Murano community:

- Reveles Landscape and Maintenance, our landscapers, trimmed/thinned 150+ common area trees and continue to maintain our "mini-parks"
- P&G Association Management has been consistently monitoring the Community and issuing violation notices (majority of which have been for visible trash cans, unkempt yards, oil stains on driveways, etc.)
- Continuous removal of graffiti when discovered throughout the Community
- Re-surfaced all streets in the Community
- Implemented towing policy of "unlicensed, unregistered, and inoperable" vehicles visible from the street in the Community

ALL of the afore-mentioned projects were completed/are being completed with available Association funds and the Board and P&GAM do **not** expect or see a need to increase the maintenance fee at this time! The proposed installation of wrought iron fencing (see articles in this newsletter and in May's newsletter) at entrances into the common areas of our Community will **not** require an increase in the maintenance fee or a special assessment...HOA funds are available to complete the project!

We hope that you can see your Association fees working for you! Any suggestions and comments are welcome...email your Board at: muranohoa@gmail.com!

Sincerely,

Your Murano HOA Board of Directors

Wrought Iron Fencing Installation

At the Murano HOA Board of Directors meeting in June, your directors opened 3 sealed bids for the installation of wrought iron fencing in 5 designated locations throughout our Community (see May's newsletter). Artistic Iron Works has been selected to install the wrought iron fencing which will include locks on the gates.



IMPORTANT: P&G Association Management will be distributing **one** free gate key to each homeowner that completes the Resident Information form and presents the proper ID based on the completed Resident Information form. Homeowners requesting additional keys (including but not limited to a replacement key for one that is lost/misplaced) will be charged \$15.00 per key. Homeowners will be given notice as to when P&G Management will be on-site to distribute gate keys. Owners who provide ID that match the name on the Tax Assessor's page and have a valid ID showing the address as owner occupied will be issued keys. *Continued on Page 2...*

Wrought Iron Fencing Installation continued

With the fencing and locked gates installed, foot traffic in the open landscaped areas in our community will hopefully be minimized as the general public will not be able to loiter/linger in the common areas and will discourage those that are looking for "shortcuts" to get to their destination.

Email your Board at muranohoa@gmail.com and/or joan.pgam@outlook.com with any feedback!

HOA Director Elected



The results of the election for a seat on the Murano HOA Board of Directors were announced on July 5th. Ron Matsunaga has been reelected to the Murano HOA Board of Directors for a two-year term. Congratulations, Ron!

Your Murano HOA Board of Directors now consists of: Margaret Ito, Ryan Lucey, and Ron Matsunaga. You may contact them with your concerns/comments at muranhoa@gmail.com or via P&G Association Management at joan.pgam@outlook.com

Garage/Yard Sales

P&GAM received an inquiry as to whether permission is needed PRIOR to having a garage/yard sale in the Murano community. In researching Murano's CCRs, Design Guidelines, and By-Laws, P&GAM and your Board found nothing in writing regarding garage/yard sales. Due to the research results, garage sales are permitted in Murano.



Your Board simply requests that if you plan to do a garage/yard sale, be a responsible homeowner/resident and be sure signs/flyers and unsold items are removed once the sale is done. IF the Board and/or P&GAM receive complaints pertaining to garage/yard sales, policies may have to be implemented...included, but not limited to, banning garage/yard sales in the Murano community.

REMINDER

Murano HOA Board of Directors Meeting
September 14, 2017 (Thursday)
2:00P - 3:00P
129 West Lake Mead Drive ~ Suite 16
Henderson, NV 89015

You Oughta Know...



If you see graffiti, report it to P&GAM (702-202-4330) immediately so it can be removed!

If you see broken sprinkler heads in the common areas, report it to P&GAM (702-202-4330) immediately so it can be repaired!



If you see landscaping issues, report it to P&GAM (702-202-4330) immediately so it can be addressed!

If you don't want a violation notice, make sure your trash receptacles are not visible from the street, trees and bushes are maintained, weeds removed!



If you want to avoid violation notices, comply with Murano's Declaration of Covenants, Conditions and Restrictions (which you received and agreed to abide by when you purchased a house/lot in Murano)!