

# Murano

## Homeowners Association

July 2021

Dear Homeowner,

Don't let your guard down...the COVID-19 pandemic is **not** over yet! Restrictions have been eased but we still need to take care and stay safe! The continued practice of washing your hands with soap and wearing of a face mask will help to curb the spread of the virus. Social distancing, whenever possible, should be encouraged. It's been over a year since the pandemic started and yes, it's been stressful and exhausting BUT we need to accept the severity of the situation and continue simple but effective health practices!

Due to COVID-19, your Murano HOA Board continues to meet via Zoom. The last Board meeting was held on June 25, 2021. Results of the meeting are contained in articles in this newsletter. You can also retrieve any of the Board meetings' minutes at: <https://pandgmanagement.com/murano>

If you have any questions, concerns, and/or comments, contact P&G Association Management via email ([colleen@pandgmanagement.com](mailto:colleen@pandgmanagement.com)), phone (702-202-4330), or fax (702-202-3910).



Your Murano HOA Board of Directors

### ARC Info

Thinking of painting the exterior of your Murano house? What about installing PV panels? Or constructing a covered patio? All three improvement projects **require** that you submit a fully completed Architectural Review Committee (ARC) form and receive the approval of the ARC **before** proceeding with any work on the proposed project.

If you are planning a project to improve your Property and are unsure if an ARC form is required, contact P&G Association Management via email ([colleen@pandgmanagement.com](mailto:colleen@pandgmanagement.com)), phone (702-202-4330), or fax (702-202-3910) as soon as possible!

If you need an ARC form, you can call P&G AM (702-202-4330) and request the form or you

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### Nasty!

Have you seen this plant in your yard? If you have, please remove the **entire** plant (including its roots) as Desert Broom is an invasive weed! It will spread quickly if it is not controlled.

A Notice of Violation will be sent to the homeowner of a property where Desert Broom is present. To eradicate your Property from this highly undesirable weed, please be sure that the root system is removed along with the rest of the NASTY plant!



## Water Stains

Some of our property walls are being negatively affected by efflorescence...the white stain (salt deposits) seen on the block walls. The white stains are caused by water seeping through the cinder blocks due to overwatering.

If you have received a violation notice regarding water damage to walls surrounding your house, you are strongly advised to check and make any repairs to your drip irrigation system and/or water faucets that may be allowing water to flow freely for long periods of time.

We need to not only maintain our homes but also the boundary walls that surround portions of our properties. Owners are referred to Murano's Declaration of Covenants, Conditions, and Restrictions (specifically to Articles 8.1 and 11.8) with regards to maintenance and damage of common elements and party walls.

Summer is a great time to clean efflorescence with a stiff brush or power washing along with an efflorescence dissolving solution. You may also want to consider waterproofing your walls to prevent further staining.



## ARC Info...continued

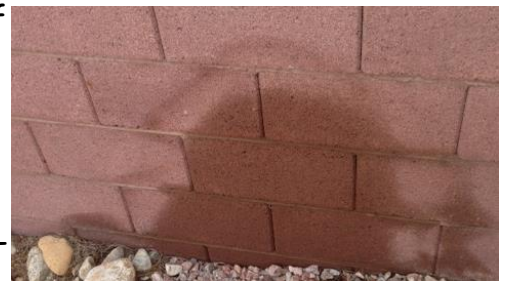
can go to <https://pandgmanagement.com/murano> and click on "Architectural Application".

The Architectural Review Committee "does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design which will help preserve and improve the appearance of" our Murano community. Interested in becoming a member of ARC? Let P&G AM know!



Efflorescence caused by water soaking through a wall from a missing drip head on the opposite side of the wall for a long period of time.

The beginning of efflorescence caused by water seeping into the wall and leaving salt deposits behind.



## Compliance Reports

Every month P&G Association Management presents the Murano HOA Board with a compliance report that lists those properties/owners who have been issued a violation notice. The violation notices are based on the monthly inspection by P&G AM of Murano's properties. Since our last newsletter, the following is a breakdown of violation notices sent to homeowners: April 2021 - 36, May 2021 - 58, June 2021 - 44, and July 2021 - 50.

A general overview of the violation notices issued reveal the following:

- Weeds in the landscaped areas need to be removed

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## Compliance Reports...continued

- Excessive tree debris (dried leaves and branches) must be removed from rock landscaping
- Trash and/or trash bins should not be visible from the street
- Oil stains on driveways should be cleaned
- Vehicles should never be parked on your property's landscaping
- Commercial vehicles shall not be parked, stored, or kept within the Community
- Dead trees and/or bushes should be discarded and replaced
- Trees and/or bushes shall be trimmed
- Efflorescence (see article "Water Stains" on page 2) needs immediate attention!
- Garage doors need to be kept clean

If you've received a violation notice, your Board strongly encourages you to resolve the issue immediately or contact P&G AM (702-202-4330). Please remember that if you do not resolve the issue, fines may begin to accrue until the violation is corrected and fines paid!!

**REMEMBER:** Correcting the violations will positively affect Murano visibly and hopefully, economically (helping to maintain and/or increase property values!)



**Care  
Cooperate  
Comply!**



## June 2021 Board Meeting

Your last Murano Board of Directors meeting was held on June 25, 2021 via Zoom due to COVID protocols. The minutes of the last meeting held on March 19, 2021 was approved without corrections. There were no homeowners in attendance for the Homeowners' Forum. The financial reports for March, April, and May were approved.

The Board decided to have the Community's common areas' trees thinned by J&G Landscaping. Installation of rumble strips and red-stripping a portion of the curbing on Cathedral Blue Avenue were rejected.

The Architectural Review Committee form's

requirement that the applicant secure the approval of her/his neighbors for the project submitted was discussed.

The Annual Murano Homeowners Association meeting is scheduled for August 6, 2021. The next Board of Directors meeting will be held on September 24, 2021.

