

# Murano

## Homeowners Association

March 2021

Dear Homeowner,

It's been well over a year since we've been hit with the COVID-19 pandemic and it still isn't over! We are beginning to see some positive signs that the situation may be getting better but we must still be vigilant with regards to staying safe...continue to wear a mask, wash your hands, and practice social distancing! Remember that these practices benefit YOU as well as those that are around you! We all need to cooperate to make our Country healthy again!



By working together (you, the Murano HOA Board, the management company, and anyone living in the Murano community), we can make Murano a healthy and great place to live and a great investment! Consider becoming an active member of our Association and helping to make Murano a desirable community to live in!!

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

### Improving Our Community



Now that Spring is here, some of you may be contemplating sprucing up the exterior of your house with a new coat of paint. The

Board would like to advise you that **WELL BEFORE** you begin to paint your home, you get in touch with P&G AM (702-202-4330) to secure an ARC (Architectural Review Committee) form to complete and the APPROVED paints that you may use to paint your Murano home. You may also get an ARC application form by visiting [pandgmanagement.com](http://pandgmanagement.com), click on Associations, scroll down to Murano and click, then click on Architectural Application.

*Continued on page 2*

### Owners Be Aware!

During its monthly inspections of Murano, P&G AM has noticed that boundary walls are showing stains caused by water damage from drip irrigation tubings that have lost the drip heads causing water to shoot directly onto the walls for a period of time. Water damage can also be caused by watering of plants with a hose for an extended period of time.

The evidence of such damage usually occurs on the opposite side of the wall where the water has "soaked through" and caused staining (sometimes referred to as "scaling"). This photo is a sample of the damage caused by water constantly hitting the wall from the opposite side of the wall:



Note dark and white-colored stains

*Continued on page 2*

## Owners... continued



Water soaking through a wall from a missing drip head on the opposite side of the wall for a long period of time.

Staining of wall (discoloration sometimes known as "scaling") appear as moisture in wall is minimized.



We need to maintain our homes and 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.

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!

## Improving...continued

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!

The ARC application form should be used not only for painting but for ANY changes you wish to make to the exterior of your house and/or landscaping. When in doubt whether you should complete and submit an ARC form, it's best to err on the side of doing it! Upon submission, the Architectural Review Committee will review the application to determine if the form was necessary and proceed accordingly.



## February Compliance Report

February 2021 Compliance Report was submitted to the Board by P&G AM. A total of 36 violations were reported. 17 non-compliance notices dealt with landscaping issues (excessive weeds in landscaped areas, trees needing trimming, missing plants, dead bushes/trees, and excessive tree debris). 7 notices were for trash bins and/or trash being visible from the street. Two homeowners received non-compliance notices for commercial vehicles parked in driveways.

Additionally, one notice each was sent for the following: portable basketball hoop visible from the street, vehicle leaking oil/driveway having oil stains; holiday lights not removed, stains on garage door, damage to common wall, leaking irrigation line, tree shoots (suckers) need to be removed, and excessive amount of dog droppings left in landscaped areas!

**CARE...COOPERATE...COMPLY!** Do your part to keep Murano an attractive and desirable community!

## Murano HOA Board Meeting

A Murano HOA Board of Directors meeting was held via Zoom on March 19, 2021 at 10:00A (PST). The minutes of the December 11, 2020 meeting and the December 2020, January 2021, and February 2021 financial reports were reviewed and approved.

Old business that was discussed and decided upon were:

- Performance evaluation of vendors (management and landscaper)
- Replacement of dead/missing plants in the common areas was tabled

New business discussed and action taken:

- Tree trimming project for common areas - P&G AM secured bids, bids were opened at the meeting, a discussion was held, and it was decided that selection would be tabled till the next Board meeting.
- P&G AM shared information regarding the installation of rumble strips in both quadrants of Murano to help deter speeding (and preventing accidents). The Board requested clarification and more information before making a decision.
- Red striping a portion of the curb at Cathedral Blue Avenue was discussed. The Board decided not to approve the red striping.

A homeowner attended the meeting and wanted clarification about the Accounts Receivable in the financial reports. An explanation was given with follow-up to be provided.



## March Compliance Report

P&G AM presented its March 2021 compliance report to the Board containing 32 violations:

- 13 for weeds in the rock landscape area
- 6 for trash bins or trash being visible
- 2 for oil stains in the driveway

In addition, 1 violation each was noted for the following:

- tree stakes need to be removed
- portable basketball hoop needs to be put away
- vehicles parked in blind-side area
- dead trees need to be replaced
- missing bushes need to be replaced
- dirty garage door needs to be cleaned
- dog poop needs to be removed
- exterior wall of house needs to be repaired
- u-haul trailer needs to be removed
- miscellaneous items in front yard need to be removed

Let's work together to make Murano a community we can be proud to call "Home, Sweet Home"!

## Don't Forget!

By complying with Murano's By-Laws, you can avoid violation notices and fines. Remember we agreed to abide by Murano's By-Laws when we became Murano homeowners. IF you are a landlord of tenants residing in Murano, it is your responsibility to inform them (or the property management company you hired) to comply with the By-Laws and CCRs!

Remember, too, that the By-Laws and CCRs were created so Murano can retain a standard of quality that will help our properties' value increase and remain competitive with the newer projects!

**It's Official...Spring is here! Happy, Happy, Happy!**