

Murano

Homeowners Association

March 2017

Dear Homeowner,

How time flies...we're already three months into 2017! Your Board of Directors met on February 17, 2017 (Friday) at the office of P&G Association Management. The articles in this newsletter reflect some of the decisions made at the meeting in the best interest of YOU and your Community.

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! 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 (joan.pgam@outlook.com), phone (702-202-4330), or fax (702-202-3910).

Your Murano HOA Board of Directors

Improving Our Community...



Due to the condition of our surface streets in both phases and also as a proactive measure,

your Board in its previous meeting decided and directed P&G Association Management to secure bids to reseal the asphalt surfaces of our Community's streets. In its most recent Board meeting, sealed bids for re-sealing and re-coating of our streets were received from 3 companies: Affordable Striping and Sealing, American Paving, and Sunland Asphalt. Upon review of the three bids, Sunland Asphalt's bid was selected and P&G Association Management was directed to contact and inform Sunland Asphalt that their bid was accepted.

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Avoiding Violations...

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 to comply with the By-Laws!)

Here are some common violations that could be easily avoided:

- The Blue Things (aka trash cans) - Remember that trash cans need to be hidden from street view...keep them in your garage or behind your gate...NOT alongside your house or left in the street!
- The Green Things (aka weeds) - Front yards need to be kept free of weeds...upon receipt of this newsletter, homeowners will have 14 days to get rid of those pesky weeds before violation notices are sent out!
- More Green Things (aka trees & shrubs) -



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An On-Going Issue...

Graffiti continues to be a problem in our Community and is very much a concern of your Board! The presence of graffiti only DE-VALUES our community and negatively affects the value of YOUR property!! Getting rid of the graffiti is an **added** expense to the Homeowners Association!

ERASING
THE
DEFACING

All of us need to be vigilant and immediately report any graffiti seen to P&G Association Management or the police via 911! According to the Clark County Graffiti Abatement program, it is a felony in progress if a person is seen placing graffiti.

P&G Association Management has been quick to respond when graffiti is reported to them! Someone is sent in a timely manner to "erase" the unwanted graffiti. Quick action to remove the graffiti helps to discourage placing graffiti in our community. Thank you, P&G!

No Graffiti

More News...

HOA
Elections

HOA Board of Directors election scheduled for June...consider making a difference and run for a directorship!

Your \$48/month HOA dues can be paid via check OR you can set up an automatic payment plan with P&G Association Management!



P&G Association Management: (702)202-4330
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joan.pgam@outlook.com



Avoiding Violations continued



Shrubbery and trees should be trimmed. Branches should be kept within your property and away from roofs and walls.

- The Black Things (aka oil stains) - Vehicles should be kept in good working order so oil does not drip and stain driveways AND streets! Clean up oil stains via various chemical applications or a powerwash!



Your cooperation in avoiding the aforementioned violations will be truly appreciated and will help to make Murano a desirable community to live in!

Improving Our Community continued

The attached flyer contains *important* information regarding the details of the seal coat process to preserve our streets' asphalt. If your property is tenant-occupied, be sure they are informed of this project as they will be directly affected! Inconvenience to ALL residents is expected but be assured it will be kept to a minimum as much as possible. We ask for your patience and understanding during this project period. Most importantly, remember that this project is aimed to improve your Community and ultimately, your Property!

