

Murano

Homeowners Association

October 2021

Dear Homeowner,

Due to the COVID-19 situation, the Annual Murano Homeowners Association meeting was held via Zoom on August 6, 2021 at 10:00A (Las Vegas time). The last Board meeting was held on September 24, 2021 at 11:00A (Las Vegas time). Summaries of the meetings are contained in articles in this newsletter. You can also retrieve any of the Board meetings' minutes at: <https://pandgmanagement.com/murano>

We hope you (and those around you) are continuing to use safe and effective health practices to slow the spread of COVID-19 and its variants! Washing your hands with anti-bacterial soap frequently, wearing a mask, social distancing, and getting vaccinated will help to make you and our community a safer place.

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



2021 Annual Murano HOA Meeting

Your Annual Murano Homeowners Association Meeting was called to order on August 6, 2021 at 10:00A (Pacific Daylight Time). Due to the current health situation, the Meeting was held via Zoom.

The minutes of the 2020 Murano HOA Annual Meeting was reviewed, accepted, and approved without any changes.

The election results of an open Board position was announced. Since there was just one nomination submitted, homeowner Ron Matsunaga was automatically "elected" to fill the position. Congrats, Ron! He will be on the Board for two years.

Besides Colleen of P&G Association Management, two Board members were present for

Your Murano HOA Board of Directors



the 2021 Annual Murano Homeowners Association Meeting. No other homeowners were present at the Meeting so the Homeowners' Open Forum was not held.

An organizational meeting of the Board was then held by those present. Ron Matsunaga was selected to be the Board's President. Board members Yayoi Margaret Ito will be the Secretary/Treasurer and Ryan Lucey will be a Director.

Grrreat News!

Since our last newsletter, your Board has received August and September 2021's compliance reports from P&G AM. We'd like to give each of you, a



as there has been a marked decrease in violations in the last two months' compliance reports!

August 2021's compliance report totaled 26 violations! Five violation notices were sent to homeowners for trash/trash cans visible from the street and four notices each for dead bushes/trees and tree debris. Three homeowners received violation notices for oil stains in their driveways. Two owners were cited for miscellaneous items being visible from the street. One warning notice each was sent for weeds in the landscaping, a dirty garage door, a damaged garage door, a bush needing to be trimmed, and efflorescence. Finally, 3 property owners were given a notice of violation for having a trailer, a dump trailer, and a commercial vehicle which are not permitted in Murano.

September 2021's compliance report was **even better** with just 21 violation notices sent out! Trash/Trash cans topped the list with 4 violations followed by 3 notices each for miscellaneous items visible from the street, dead/dying trees, and oil stains in the driveway. Two homeowners were requested to remove weeds in their landscaping. One violation notice each was given for a dirty garage door, a trailer,

2022 Murano HOA Meetings Calendar

At the latest Murano HOA Board meeting, your Board and P&G Association Management decided on tentative dates for Murano HOA meetings in 2022. Please mark your calendars and join us for any (or ALL) of the meetings:

March 19, 2022	Board Mtng
June 17, 2022	Board Mtng
Aug. 5, 2022	Annual HOA Mtng
Dec. 16, 2022	Board Mtng

All meetings are scheduled for Friday's and will begin at 10:15A. Meetings will be held via Zoom or conference calls.

If you wish to attend any of the meetings, email P&G AM (colleen@pandgmanagement.com) so you can be provided information to access the meeting(s).



a commercial vehicle, efflorescence, tree debris, and a tree blocking signage that needs trimming.

Doing your part to keep your property violation-free helps our community present a positive image! Again, the Board thanks YOU for helping to keep Murano in a presentable condition so our property values are maintained or increased!



It's Game Time!

Time to test your knowledge of words and meanings related to our Homeowners Association! Match the word with its meaning then check your answers...No cheating! Have FUN!

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|--------------------|-------|---|
| 1. ARC | _____ | A. "scaling" of walls caused by water |
| 2. Desert Broom | _____ | B. declaration of covenants, conditions, and restrictions |
| 3. CCRs | _____ | C. a monthly charge to each property owner |
| 4. Efflorescence | _____ | D. architectural review committee |
| 5. Maintenance fee | _____ | E. unwanted weed that spreads quickly |
| 6. Common area | _____ | F. property owned by the Association |



Answers: 1-D, 2-E, 3-B, 4-A, 5-C, 6-F

A Welcomed Addition



Very soon the newly installed traffic lights at the intersection of Warm Springs and Torrey Pines will be operational! This improvement will hopefully slow the speedsters, manage the traffic better, and make crossing the streets safer for pedestrians!

September 2021 Board Meeting

On September 24, 2021, your Murano Board of Directors held their Board meeting via Zoom. The minutes of the previous meeting held on June 25, 2021 was approved. There were no homeowners in attendance for the Homeowners' Forum. The financial reports for June, July, and August 2021 were discussed and approved. The reports continue to show our HOA to be financially sound.

In the Old Business section of the meeting, the Board discussed the evaluation results of our contracted vendor for maintaining the common areas' landscaping. Landcraft, the landscaping company, received a satisfactory rating and will continue to provide landscaping

services for Murano's common areas.

Additionally, replacing dead or missing plants in the common areas was discussed under Old Business. The Board approved and accepted Landcraft's proposal to enhance the common areas north of Cathedral Blue Avenue and east of Burnt Umber with plants that will add color. This project will start in late September 2021.



As part of New Business, the 2022 Budget was presented by P&G AM and after some discussion was approved and adopted by the Board. Additionally, the Murano HOA insurance policy will soon expire so a proposal was presented, discussed, and approved. A proposed calendar of meetings with tentative dates was also presented, discussed, and adopted.



Finally, Landcraft (our contracted landscapers) feels some damage is occurring to the common area walls and recommended 4 trees be removed along Mann and Mardon Streets. The Board discussed this recommendation and decided to table this issue until the next Board meeting.