

# Murano

## Homeowners Association

### September 2019

Dear Murano Homeowner,

How time flies...nearly three-fourths of 2019 has passed! Our Murano community continues to see improvements being made to the common areas and your HOA Board continues to work for you and the betterment of Murano!! P & G Association Management together with your Board continues to strive to make Murano a desirable community to live in!!



Please remember that, as a member of the HOA, **YOU** are very important to Murano. By supporting and complying with the policies set forth in the HOA documents (which each of us received when we purchased a property in Murano), **EACH OF US** contributes to making Murano a great place to live!

Whether you are an owner-occupant or investor, it is in your best interest to comply with the HOA policies and maintain your property so that the sales and/or rental market value of your Murano property is stabilized or increases. If you have hired a property manager, it is your responsibility to provide the manager with copies of the HOA policies. In turn, he/she should provide tenants with copies of the HOA policies. **IMPORTANT:** If there are non-compliant issues with your property, you are ultimately still responsible for any violations and fines incurred due to the actions or non-actions of the tenants!

During our June 2019 Board meeting, P&G AM reported a spike in Violation Notices being sent to owners! In August, the Annual Election Meeting was held. (Please see related articles in this newsletter.)

As we enter the last quarter of 2019, we thank you for your support and humbly ask for your continued cooperation to make Murano the best that it can be! We wish everyone good health!!

Sincerely,

Your Murano HOA Board of Directors

### Murano HOA Board Members



On August 09, 2019, the Annual Election Meeting was held by the Murano HOA Board. One Board member position was up for election. Just one nomination form was received by P&G AM so the nominee, Ron Matsunaga, was re-elected to the Board by acclamation (NRS 116.31034.5). Congratulations, Ron!

Margaret Yayoi Ito and Ryan Lucey comprise the rest of your Murano HOA Board. Their positions will be up for re-election next year. A great big thank you to all three Board members for their unselfish service to Murano!



## Got this bush growing in your property?



If you do, you are advised to get rid of it immediately as it is NOT an ornamental bush but an invasive WEED species called "desert broom"! Normally, this weed is found in unimproved areas but with the current development "boom," it has found its way into our development! If its growth is literally not "nipped in the bud," you may discover your property inundated with lots of brooms that will ruin your landscaping! To make matters worse, you will begin to receive violation notices (and possible fines) until the weed problem has been resolved!!

With the above being said, it's a great opportunity for you to do a physical inspection of your property to make sure there are no weeds growing, check your drip irrigation system that it is working properly, see if any of your bushes/trees need trimming and/or thinning, and get rid of debris (man-made or natural) that may be accumulating among the graveled areas.

### PLEASE READ: IMPORTANT MESSAGE

### Show YOU Care!

As reported elsewhere in this newsletter, P&G AM has seen a noticeable rise in violations of our CCR's in the past month! The majority of violations are for trash receptacles being left out and unkept yards.

This year's temperatures have promoted LOTS of unwanted weed growth in our community! Weeds, dead trees and shrubs, and visible trash cans NEGATIVELY impact Murano and should be of concern to you as it NEGATIVELY impacts the value of YOUR property and pocketbook (as fine\$ will be assessed)!! Please make a concerted effort to remove those pesky weeds as well as dried debris from gravelled areas! Let's keep Murano a visibly attractive community..."JUST DO IT!!"



### Help Murano HOA Save \$\$\$

If you haven't already, help your Murano HOA save some \$\$\$ by providing an email address you use to receive our monthly newsletters! To go DIGITAL, simply complete the enclosed Email Authorization Form and return the completed form to P&G AM.

By providing your email address, you agree to receive future Murano HOA newsletters electronically until you notify Murano HOA Board and/or P&G AM otherwise. Murano HOA Board and/or P&G AM further agree to NOT share or sell your email address to organizations or individuals without receiving prior written consent from you.

