

Murano

Homeowners Association

January 2017

Dear Homeowner,

As the New Year begins, your Board of Directors of the Murano Homeowners Association would like to take this opportunity to provide you with information regarding the happenings of our community. We look forward to working for and with all of you to make Murano a community you are happy and proud to be a part of!

Presently, there are three homeowners who are on the Murano HOA Board of Directors (BOD): Margaret Ito, Ron Matsunaga, and Ryan Lucey. Your BOD terms end in July 2017.

As of September 01, 2016, per the Board's decision, P&G Association Management has taken over the Association's property management duties. The Board has been very pleased with the performance of P&G Association Management...thank you to Joan Phillips and her staff for the awesome job they have done and continue to do!

Reveles Landscape and Maintenance was contracted as of July 2016 to provide landscaping services for the common areas. Reveles Landscape and Maintenance has done a general clean-up of all common areas, planted grass and shrubbery, and installed a battery-operated sprinkler system! Thank you to Rudy Reveles (Owner) and his staff for doing such a great job to bring our common areas "back to life"!

Other "projects" approved by your Board to increase the value and overall curb appeal of our Murano community:

- Removal of graffiti throughout the neighborhood.
- Installation of a chain link fence and locked gate along the Torrey Pines entrance to the mini-park in Phase I to discourage non-community members from congregating at the Park during late evening hours.
- Removal of stakes and graveling the horseshoe pits to limit liability concern (and to deter cats from using the pits as their litter box!)
- Removal of trees in the common areas which were dying or damaging the infrastructure

Upon the recommendation of P&G Association Management, the Board has decided **NOT** to increase the monthly Association dues of \$48.00 for 2017. We are trying to maintain our reserves so no increase in dues is warranted BUT Murano is aging...Phase I is already 10 years old and Phase II is not far behind! (Keep in mind: With aging, maintenance costs and expenses of the common areas rise!)

2016 has been a busy year for your Board....a year full of challenges and changes! We hope that all of you can see the positive changes that have taken place to affect the value of your Property and improve the general appearance and "feel" of the Murano community!

As your Board, we look forward to continuing to serve our Community and our neighbors in 2017! Have a safe and Happy New Year!!

Sincerely,
Murano Homeowners Association
Board of Directors

Looking to the Future...

As mentioned, the Murano community (Phase I and II) is 10+ years old and has begun to show signs of aging. Projects being considered by the Board:

- Re-sealing of the streets in both phases
- Installation of perimeter ornamental fencing
- Continued renovating and/or improving landscaping of common areas

How YOU Can Help

Neighbors helping neighbors...that's what we need to do if we want our properties in Murano to maintain/increase in value!

- Graffiti: Usually a sign of gang activity - Report it immediately to P&G Association Management so it can be removed!
- Broken sprinklers in common areas: Report to P&G Association Management who will contact landscapers to do repair.
- Dead trees/"problems" in common areas: Report to P&G
- Vandalism: Report to P&G and/or the police

P&G Association Management: (702)202-4330
P&G Association Management fax: (702)202-3992
P&G Association Management email:
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Did you know...

...Murano was incorporated in 2005 by Richmond Homes

...Murano consists of two phases with 121 residences:

›Phase I consists of 40 homes located on the northwest corner of South Torrey Pines Drive and West Warm Springs Road

›Phase II, consisting of 71 homes, is located on the southeast corner of South Torrey Pines Drive and West Warm Springs Road

...Common violations that homeowners receive notices for are: trash cans left out and visible from the street, dead or unkept shrubbery/trees, tire marks or oil stains on driveway.

...If you are renting your Property, you are still responsible for the actions of your tenants! Make sure they are informed of Murano's By-Laws and CCRs!

...Coupon booklets for the monthly assessment for 2017 were sent out to all Owners. If you haven't received the booklet, contact P&G Management immediately!

...The next Murano Board of Directors meeting is scheduled for February 17, 2017 (Friday) at 10:00 a.m. at P&G Association Management's office (129 West Lake Mead Drive ~ Suite 16, Henderson, NV 89015). YOU are welcome to attend!

HAPPY NEW YEAR!