

Murano

Homeowners Association

May 2017

Dear Murano Homeowner,



Summer is here! We're halfway through the year and are continuing our efforts to make positive changes to our Community. Your Board cannot do it alone...we need your cooperation and support!

Actions taken by the Murano HOA Board are solely in the best interest of **all** Murano homeowners. P&G Association Management has been hired by the Board to "manage" our Community: coordinate and arrange HOA meetings, collect HOA fees, pay for HOA expenses, implement HOA Board decisions/directives, ensure that Murano's policies, CCRs, and By-Laws are being complied with, and handle the day-to-day operations involving our Community.

As we take steps to improve Murano, we hope you will join us to make Murano a desirable place to live and a subdivision where property values rise!

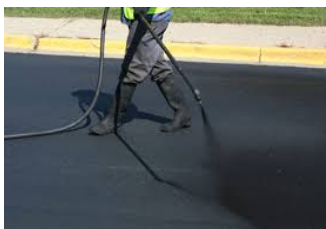
Sincerely,

Your Murano HOA Board of Directors

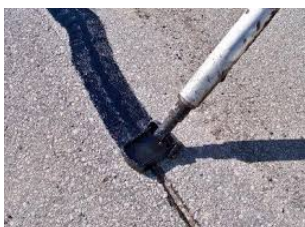
Asphalt Maintenance and Repair of Murano Streets Completed!

On behalf of your Murano HOA Board of Directors, thank YOU so very much for the patience, understanding, and cooperation displayed by all residents of our Community during the asphalt maintenance/repair of our streets by Sunland Asphalt! Due to the age of our Community and the condition of the streets, your Board felt it was in everyone's best interest to have our streets re-sealed and a layer of slurry applied.

Cracks in the asphalt appear due to the severe weather conditions Las Vegas experiences along with vehicular use. By being proactive and having the cracks sealed and a layer of slurry applied now, our streets will hopefully not need to be re-surfaced for a while!



Sample of applying slurry



Sample of sealing crack



Right side: street re-surfaced
Left side: street not re-surfaced





Murano HOA is managed by P&G Management. IF you see graffiti, broken sprinklers, dead trees, and/or vandalism in common areas report the issue(s) to P&G Management immediately!

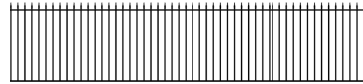
CONTACT:

P&G Association Management: (702)202-4330

P&G Association Management fax: (702)202-3910

P&G Association Management email: joan.pgam@outlook.com

A Project for Your Consideration...



Your input on a possible project that will impact foot traffic in the open landscaped community areas is requested. Your Murano HOA Board is considering installing wrought iron fencing in the following open landscaped community areas:

- Murano Phase I:
 - Entrance off of West Warm Springs Road and Mosaic Terrace Street
 - Entrance off of Cathedral Blue Avenue into mini-park
 - Entrance off South Torrey Pines Drive into mini-park
- Murano Phase II:
 - Entrance off of South Torrey Pines leading to Prussian Green and Indigo Bend
 - Entrance off of Mann Street leading to Burnt Umber and Indigo Bend

The installation of wrought iron fencing is being considered to minimize the use of the landscaped common areas by the public. The common areas were developed for the use of the residents of the Murano community. Additionally, the fencing will hopefully deter non-Murano residents from loitering/lingering in the common areas and lessening the foot traffic of those that are looking for "shortcuts" to get to their destination!

(On the reverse side of this page is a map of our Community with the locations of the wrought iron fencing to be installed.)

Within the next two weeks, any feedback on the proposed installation of the wrought iron fencing at the entrances of the open landscaped community areas would be very much appreciated! Your comments may be done via a phone call to P&G Management at (702)202-4330 or via email at joan.pgam@outlook.com or muranohoa@gmail.com or via fax at (702)202-3910 or via snail mail at 129 West Lake Mead Drive - Suite 16, Henderson, NV 89015. We look forward to hearing from you!



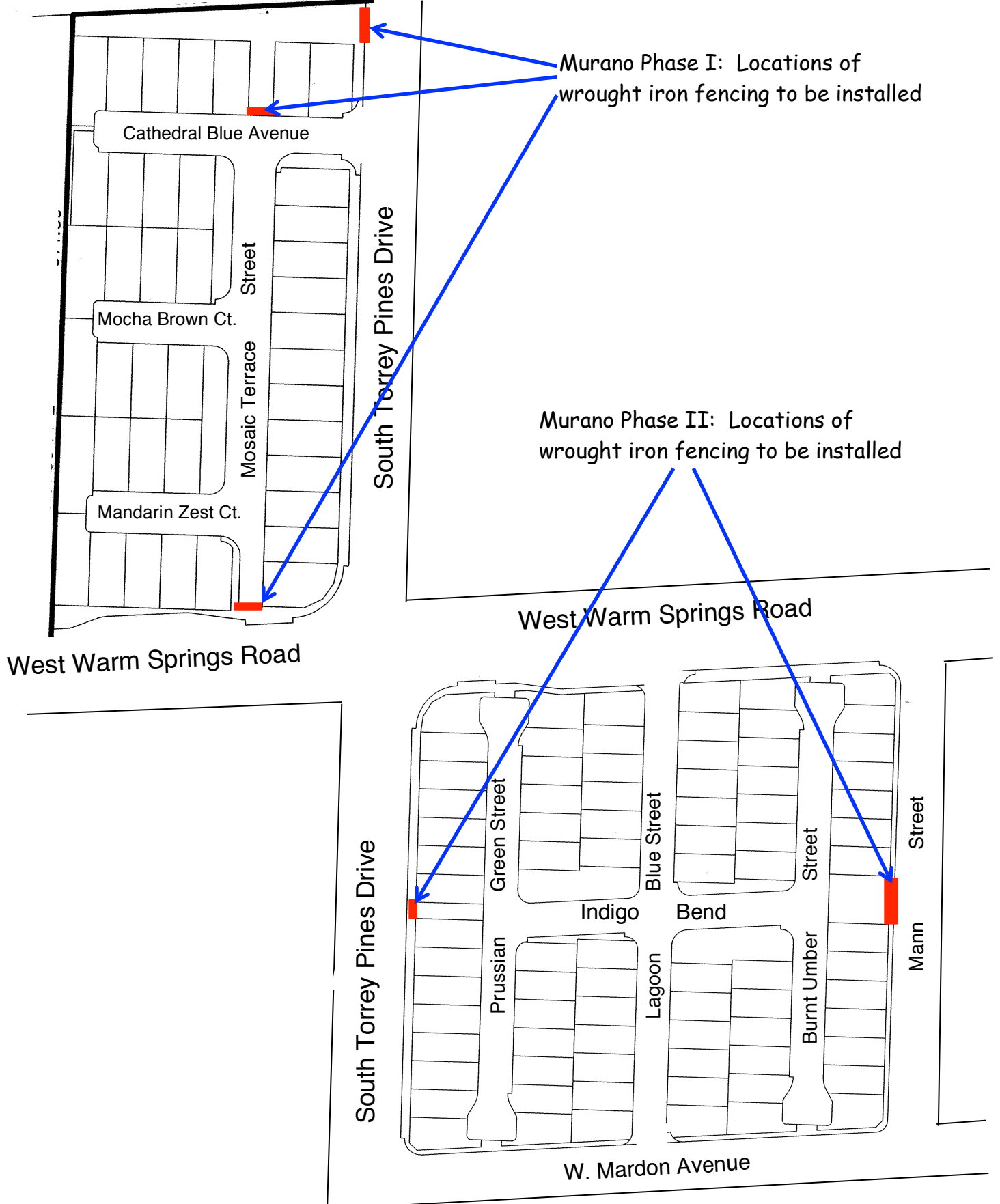
**CALL FOR
BOARD
MEMBERS**

An election for a seat on the Murano HOA Board of Directors is forthcoming! Consider running for the position and help to make Murano a great place to live!

Election Date: July 05, 2017



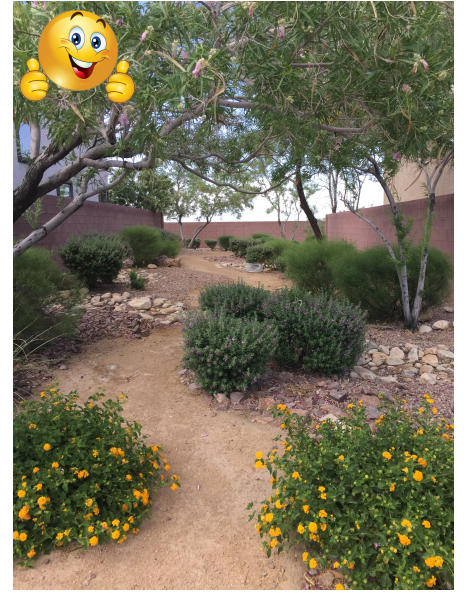
Locations of Proposed Installation of Wrought Iron Fencing





A Refreshing Look!

Since Murano was developed (10+ years ago), the trees in the common areas have not been trimmed/thinned. The Board had our landscaper, Reveles Landscaping & Maintenance, LLC, trim/thin **150+** trees throughout Murano's common areas! Over-reaching branches were removed. This "beautification" project was completed in April 2017. Thank you Reveles Landscaping & Maintenance for a job well done!



Another POSITIVE Change Ahead!

Your Murano HOA Board and P&G Management has decided to enter into an agreement with Commerce Auto Towing to tag and tow vehicles in the Murano community that are inoperable, unlicensed, or unregistered. This decision was based on "Section 11.16 Parking and Vehicular Restrictions" of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Murano Homeowners Association (commonly referred to as CCRs) and deemed necessary to further enhance the Community. NOTE: ALL residents should have a copy of the CCRs. Additionally, a flyer/door hanger has been distributed to ALL Murano residents and homeowners notifying them of Murano's towing policy.



Effective June 01, 2017, Commerce Auto Towing will be tagging and towing any inoperable, unlicensed, or unregistered vehicles in the Murano community that is NOT in a homeowner's/resident's garage. An inoperable, unlicensed, or unregistered vehicle that is visible in a driveway is subject to be tagged/towed. ALL costs/expenses related to the towing of a vehicle(s) shall be the sole responsibility of the homeowner/resident whose vehicle is inoperable, unlicensed, or unregistered.



If your vehicle is tagged, you are advised to IMMEDIATELY call **P&G Management** at (702) 202-4330.



Please remember that this towing policy has been implemented in the best interest of all Murano residents, to improve Murano's image positively, and to maintain/improve the value of our properties!



**ANNUAL
H.O.A. MEETING**

DATE: June 22, 2017 (Thursday)

TIME: 2:00P - 3:00P

**PLACE: 129 West Lake Mead Drive ~ Suite 16
Henderson, NV 89015**

