



# Murano

## Homeowners Association

October 2018



Dear Murano Resident,

Your Board of Directors are working with and for all of you! We continue to work with P&G Association Management to maintain and/or improve our community. We ask for your continued support and involvement in making Murano a desirable community to live in!



Got any comments/concerns? Contact your Board via email at: [muranohoa@gmail.com](mailto:muranohoa@gmail.com) and/or P&G Association Management:

- 129 W. Lake Mead Parkway, Suite 16, Henderson, NV 89015
- Phone: (702)202-4330
- Fax: (702)202-3910
- Email Colleen McGuire: [colleen.pgam@gmail.com](mailto:colleen.pgam@gmail.com)
- Email Joan Phillips: [joan.pgam@outlook.com](mailto:joan.pgam@outlook.com)

### Let's Be Competitive!

Residential projects continue to be developed in close proximity to Murano! Such developments have both positive and negative effects on our community.

#### Positives:



- + Values of our homes may rise!
- + Attractive new neighborhoods
- + New infrastructure
- + Will attract businesses

#### Negatives:



- More traffic
- More people
- More competition

We, Murano property owners, need to continue to maintain/improve our properties and Murano's common areas so that our property values are competitive with the new properties!

Working together, we can make Murano a much desired community!



### Murano HOA Board & Budget Ratification Meetings

November 30, 2018

10:00 A.M.

129 W. Lake Mead Parkway,  
Suite 16  
Henderson, Nevada

## Murano

Did you know Murano is over 10 years old?!? Back in 2006, Richmond American Homes of Nevada, Inc. developed Murano as a 121-lot planned community comprised of two quadrants.



The southwest quadrant consists of 81 lots and is bordered by Warm Springs Road, Torrey Pines Drive, Mardon Avenue, and Mann Street. Forty homes make up the northwest quadrant which is diagonally across the southwest quadrant off of Warm Springs Road and Torrey Pines Drive.

The Murano HOA is responsible for maintaining all common areas in both quadrants. A total of 14 common areas have been identified: the streets within the community, the landscaped areas bordering the perimeter of both quadrants, and the "mini-parks" found throughout the community.

Your Murano HOA Board is aware that landscaping in the common areas need attention. We had grass planted in various locations but it has been a tremendous challenge to keep it from dying! We are now considering converting some of the natural grassed areas to synthetic turf as a viable alternative to growing and maintaining natural grass...it will be visually pleasing, easier to maintain, and will save water!

Now that Murano is a decade old, trees and bushes throughout the community have matured. The Board authorized the trimming of trees in the common areas in April 2017. Additional trimming of tree branches encroaching into private properties will be done soon.

Association fees will NOT be increased to complete the afore-mentioned projects.



## Ready or not...

...winter will soon be upon us! With winter comes cold winds that, oftentimes, are strong and forceful! BEFORE winter arrives, do an inspection of your property to make sure that your trees' branches and bushes are not touching your home or encroaching into your neighbor's property! If they are, be a responsible property owner and trim them back so they don't damage your home and/or your neighbor's home!



An inspection of the common areas was done recently. Trees whose branches were encroaching into private properties were identified and will be trimmed very soon! Your HOA is not only "talking the talk" but "walking the walk"!

## A Reminder



SAVE WATER AND DOLLARS...check your faucets and drip irrigation system for leaks!



Trash receptacles should be hidden from view! They should be placed curb-side no earlier than the day before pick-up. Once pick-up is done, the receptacles should be placed in your garage or in your backyard so they cannot be seen from the street!

Wrought iron fencing was installed a year ago in five different locations of Murano to curb foot traffic of non-Murano residents. Additionally, gates were installed for security purposes in some of the common areas and keys distributed to residents requesting them.

It has been brought to our attention that gates are frequently left unlocked which defeats the purpose of having a lock on the gates! Please remember...the goal of having gates with locks is to provide YOU with some security and to minimize strangers from entering Murano!! Help us help YOU by making sure if you unlock the gate(s), that you lock them behind you!! Your cooperation in this matter will be greatly appreciated by everyone!!

Our houses are aging and you may be considering giving your Murano house a new coat of paint. Before you skedaddle to the hardware store for your paint and painting supplies, please be sure to call P&G AM (702-202-4330) and request the required forms that need to be completed and reviewed by the Architectural Review Committee (ARC) **PRIOR** to any work commencing. You will receive a Paint Palette folder that contains paint swatches and color schemes that are allowed in Murano. To avoid any undue stress for anyone, it is advised that the afore-mentioned request be made well in advance of the desired time to begin painting!



Each house in Murano has been outfitted with 2 outdoor garage lights. It has been reported that several houses have outdoor garage lights with light bulbs that are burnt out or are not standard light bulbs.



With Halloween just around the corner, it would be a great time to check and replace, if necessary, any burnt out or non-standard light bulbs! Those garage lights were installed for decorative purposes AND also for security and safety reasons! Have a safe and happy Halloween!!



## Thankful



From  
Your Murano HOA Board

NOTE: Inoperable, unlicensed, or unregistered vehicles that can be seen on the streets and driveways in the Murano community are subject to being tagged/towed per a towing policy that became effective in June 2017. ALL costs/expenses related to the towing of a vehicle shall be



the responsibility of the homeowner/resident whose vehicle has been towed!