

# Murano

## Homeowners Association

October 2017



Dear Murano Resident,

The second half of 2017 is quickly coming to a close and your Murano community continues to see ongoing and new improvement projects that are positively affecting our residents:

- Reveles Landscape and Maintenance, our landscapers, continue to maintain our common areas
- P&G Association Management continues to monitor the Community for violations of our CCRs and issues violation notices (majority of which have been for visible trash cans, unkempt yards, oil stains on driveways, etc.)
- Graffiti, when discovered/reported throughout the Community, continues to be removed as soon as possible
- Towing policy of "unlicensed, unregistered, and inoperable" vehicles visible from the street (including our driveways) in the Community have been implemented [see related article in this newsletter]
- The installation of wrought iron fencing in the five designated locations of the common areas has been completed by Artistic Iron Works!

Your Board and P&GAM continue to work for you! Any suggestions and comments are welcome! Email your Board at: [muranohoa@gmail.com](mailto:muranohoa@gmail.com) Better yet, become involved with the Association to make Murano a desirable community to live in!!



Sincerely,

Your Murano HOA Board of Directors

### Maintenance Fee

Your Murano HOA Board held its meeting on September 14<sup>th</sup>. The Board, upon the recommendation of P&GAM, has decided NOT to increase the maintenance fee of \$48/month for another year! All improvements completed thus far have been paid for!

Additionally, your Board has reviewed and recommended that the 2018 Budget be approved. The budget is a balanced one and does not require an increase of the \$48/month maintenance fee.

### WARNING: Towing

A towing policy has been implemented by your Board as of June 01, 2017 to tag and tow vehicles in Murano that are "inoperable, unlicensed, or unregistered". Inoperable, unlicensed, or unregistered vehicles that can be seen (on the streets **AND** driveways in the Murano community) are subject to being tagged/towed!

ALL costs/expenses related to the towing of a vehicle shall be the responsibility of the homeowner/resident whose vehicle has been towed!



## Nevada Servicemembers Civil Relief Act

The Nevada state legislature recently adopted Senate Bill 33 (SB 33) known as "Nevada Servicemembers Civil Relief Act" which requires that all owners be informed/notified of the State of Nevada's changes for **active service military personnel** with regards to foreclosure actions by Murano's HOA. If you are a Murano homeowner and an active service military member or a dependent of an active service military member, you are advised to read the enclosed flyer regarding the Nevada Servicemembers Civil Relief Act.



## Fencing Installed



Artistic Iron Works completed the installation of the wrought iron fencing in five designated locations throughout Murano. Not only are they visually appealing but they are helping to make our community a safer place! P&GAM distributed gate keys to residents.

If you would like a gate key (first one is free), contact P&GAM at 702-202-4330 to arrange for pick-up.



## This 'n That...



Report vandalism, suspicious activity, graffiti, break-ins (vehicles and houses) to P&GAM at 702-202-4330 and the police at 9-1-1 (emergency) or 3-1-1 (NON-emergency)



November 16<sup>th</sup> (Thursday): Murano HOA Budget Ratification Meeting at P&GAM, 129 West Lake Mead Drive, Suite 16, Henderson. Budget and meeting notice will be mailed.



Next Murano HOA Board Meeting will be at 11:00A, Dec. 27<sup>th</sup> (Wednesday) at P&GAM, 129 West Lake Mead Drive, Suite 16, Henderson.



Our community will be visually appealing IF trash receptacles are hidden from street view, yards are weed-free, trees and shrubs are trimmed regularly, and oil stains on driveways removed! (Suggestion: Lacquer thinner is a great oil stain remover!!)

As 2017 draws to a close, your Murano HOA Board members would like to express our deepest appreciation and gratitude to:



- YOU for your cooperation in making Murano a great community to live in
- P&GAM for their professionalism in managing our HOA
- Reveles Landscaping & Maintenance, LLC for doing a great job in maintaining our common areas

Thank You  
so much!

