



Aliso Villas

Next HOA Board:

Wed, April 3<sup>rd</sup>, 2019

@6:30pm

Community Clubhouse,  
Homeowners are encouraged  
to attend.



## Final Reminder!!

Huge Community-Wide Garage Sale

Aliso Villas & Aliso Villas II

Saturday April 27<sup>th</sup>!

Don't forget to post notices in Craigslist as the more specific an address better chance people will come by your unit. **PLUS** the more addresses posted to CL the better response to the general community.



*May the sun shine for our event!*

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### UPDATE: Pool Area and Deck Maintenance

You may have noticed the demo work happening at our Community Clubhouse and Pool areas. The heavy and lengthy rain has really impacted our ability to get the work done in a timely manner. We are replacing the old planter beds to make way for more seating areas including a concrete bench for those wanting a shaded place to sit near the wading pool. Thank you for your patience while we work to get this area ready for the upcoming summer months!



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### HOA or Homeowner Responsibility Water Damage

Determining who is liable for condo water damage can be a tricky task, as it depends on the precise cause of the damage. Condo water damage in the individual unit is typically the responsibility of the condo owner, not the HOA. If the Association's contractor were to discover a leak source that is a homeowner responsibility to maintain (e.g. kitchen or bathroom sink burst pipe, water back-up or leaking window), the Association will call the homeowner to a Board Hearing and discuss a reimbursement assessment to the homeowner's account for the cost to complete the leak search. Additionally, the Homeowner is required to submit written proof to management within 2 weeks of its initial diagnosis in the form of a paid invoice by a licensed contractor showing that the leak has been repaired and any resulting

damage addressed. If the Homeowner fails to submit the documentation, the Association will enforce its "Right of Entry" under Article VI, Section 4 of the Bylaws to complete the repairs. Remember one unit's leak can often impact their neighbors in same building! Once completed, the Homeowner will be called to a Board Hearing to discuss a reimbursement assessment for any/all fees related to gaining entry and completing any repairs, as needed. This includes any legal fees and fees charged by a locksmith, the sheriff's department and the contractor. **Please remember, DO NOT CUT into ANY** drywall, allow the professionals to evaluate the leak for everyone's safety and minimize overall cost of the repair.

## Annual Meeting of the Members

The Annual Meeting of the Members will be held on **Wednesday, June 5, 2019**, for the purpose of electing five (5) members to the Board of Directors. There is currently a vacant position on the Aliso Villas Board. If you are interested please let us know and complete the interest form. Board members must be in good standing current on dues and no violations).... If not an actual board member, consider volunteering on a committee or community event?



Member  
Community

Board Members are responsible for the handling of the Association's funds and for the day-to-day decisions affecting a California non-profit corporation; therefore, the Association's insurance carrier bonds all Board Members. Homeowners who are unable to be bonded, may not be able to serve on the Board. Even though serving on the Board is strictly voluntary, it does involve a time commitment on a regular basis. We are always looking for residents to assist in sharing their talents and skills to improve the community.

Homeowners who are unable to give the time necessary, might want to reconsider volunteering. After due consideration, if you feel you qualify, please ensure the completed form is received by -- **Total Property Management, 2301 Dupont Drive, Suite 100, Irvine, CA 92612 by no later than 5:00 p.m., Friday, April 26, 2019.**



## We have a New Patrol Company-

**Effective April 1<sup>st</sup>, 2019, Patrol Masters will be providing patrol services for the Association.** Why the change? Among a few other concerns, the final decision was when we found the current company didn't report the vandalism or graffiti. We take these issues seriously. Our community safety is very important and taking action on our part was essential.

## Need to tow a vehicle?



Once you call the tow company you must be present to provide authorization and signature. To avoid possible confrontation, you don't however need to remain while the driver takes care of the actual tow. Just confirm with the driver before you leave and you're done.

## **\*\*Reminder\*\* Garage Door Strut—**

A notice was sent out in February regarding the garage door strut. After inspection of the doors, a contractor recommended attaching a strut, which is a reinforcement bracket, to the top panel to reinforce it and add support.

**IMPORTANT:** The Board's offer is good through **May 31, 2019** and the installation must be completed within that time. Please submit a legible copy of the paid invoice from a licensed garage door contractor showing completion of the strut installation to **Total Property Management at: 2301 DuPont Drive, Suite 100, Irvine, CA 92612.**

# Info You Gotta Know....

## TOTAL PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—  
**Cynthia Richardson** [crichardson@totalpm.com](mailto:crichardson@totalpm.com)  
2301 DuPont Dr. #100, Irvine, CA 92612  
Office 949.261.8282 Fax 949.261.6958

**HOA Board Meetings**  
– held second Wed of  
every month

### BOARD *Members*

SHERYL PIERCE- PRESIDENT  
MIKE HEGLUND- VICE PRESIDENT  
DIANE STEELE- TREASURER  
FAITH LATTOMUS- DIRECTOR

**Aliso Villas Website**  
[www.alisovillas1.com](http://www.alisovillas1.com)

### ARCHITECTURAL IMPROVEMENTS

Homeowners must submit  
plans for any proposed  
changes or modifications to  
the HOA for approval prior to  
making any such changes or  
modifications.

<https://alisovillas1.com/polic>



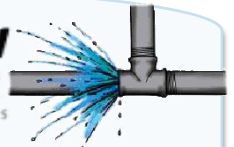
**City of Mission Viejo**  
200 Civic Center  
Mission Viejo, CA 92691  
949-470-3033

<https://cityofmissionviejo.org/>



**OC Sheriff Department**  
Non-Emergency Dispatch:  
714-647-7000 or  
949-770-6011  
<https://www.ocsd.org/patrol/mviejo/>

**SEVERSON  
PLUMBING**  
Leak Detection Specialists



### WATER LEAKS

Each resident has the duty to promptly report all water leaks and evidence of leaks (such as water spots on ceilings, wet walls or floors, etc.) to the Association's management company. The Association will not be responsible for damage to a unit which results from an unreported water leak. Prompt reporting of water leaks or evidence of water leaks allows the Association to investigate and make necessary repairs to minimize damage to the common area and unit.

Contact Severson Plumbing 949.429.3422 **for prompt attention to active leaks** [kurt@seversonplumbing.com](mailto:kurt@seversonplumbing.com)



**Waste Management**  
Bulky items or  
New Trash Can?  
**Call Waste Management**  
– It's that easy 949.642.1191



**Patrol Masters**  
(877) 648-0602  
Safe List a Vehicle:  
[www.patrolmasters.com](http://www.patrolmasters.com)



**Southside Towing**  
25101 Front St,  
Lake Forest, CA  
949.631.8698



**SoCal Edison-**  
Street/Parking light out? Get it fixed!  
<https://www.sce.com/outage-center/report-street-light-outage>  
800.655.4555



Dear Residents,

Patrol Masters is pleased to announce our company as your Parking Solution Company beginning **4/1/2019**. Our patrol officers are educated in the latest methodologies and are trained to conduct thorough inspections as directed by your Board.

Patrol Masters has earned a reputation for exceptional service, diligent patrol and rapid response times. Our distinctive patrol units, uniformed personnel, effective patrolling techniques and thoroughness during each patrol cycle ensures a high security profile, and helps maintain a safe and secure environment for you and your family.

The following are some situations in which you may need Patrol Masters assistance:

- » To report vehicles illegally parked in fire lanes, in front of garages, or other inappropriate areas
- » Obtaining a parking permit. If qualified.
- » Safe listing your guest vehicle – if allowed by property

Living in a community association offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in your community. All residents **MUST** utilize their garage for parking.

In addition to providing general patrol services, Patrol Masters has been contracted to provide parking rule enforcement. This service includes the management of your association's parking permit program. Our careful management of these services will help to minimize parking problems and promote the efficient use of the community's limited common area parking.

For safe listing please go to: <https://patrolmasters.com/patrol/Workspace/safelist.aspx>

Should you have any questions regarding Patrol Masters' services, please feel free to call us at (877) 648-0602, or visit our website at [www.patrolmasters.com](http://www.patrolmasters.com).

We look forward to working with you.

Sincerely,  
Patrol Masters, Inc.