

# Aliso Villas

Next HOA Mtg: August 4<sup>th</sup>, 2021, 6:30PM  
Please check the clubhouse bulletin board  
for meeting details.



## HOA MEETINGS ONLINE

Beginning in August until further notice all HOA board meetings will be held virtually. A decision was made during the July meeting due to escalating disruptive behavior at meetings.

**Homeowner Forum virtually meets @6:30PM**  
Hearings and executive session begin @5:30PM



### **\*\*Reminder\*\* Updated Contact Information is still needed.**

Our management, Total Property Mgmt., provides occasional notifications about meetings, information about services, budget, and important homeowner updates. Please ensure that they have your current contact information, especially if you are an off-site or non-resident owner. Most communication from them or the board will be through email, or regular mail. It is extremely helpful for communication purposes if management has your current email, mailing address and/or phone number. Please let us know by sending an email to [Kelsi@totalpm.com](mailto:Kelsi@totalpm.com). Please be sure to also include your name and property address. If we could obtain all homeowners' email and phone numbers, this will make communication much easier and efficient.

### **LET'S ALL BE GOOD NEIGHBORS AND BE RESPECTFUL OF OTHERS WHEN IT COMES TO OUR PETS.**

Plan ahead and carry a bag! If your child or a friend or a pet sitter takes your dog(s) for a walk, make sure they take a bag with them.

**PLEASE NOTE:** The MAJORITY of our neighbors who are pet owners are doing the responsible thing and picking up after their pets every time - to you we say **THANK YOU!!!** It is only those pet owners who aren't being responsible that need to be addressed.

**Be responsible and pick up after your pet EVERY SINGLE TIME.  
Even once is unacceptable!**



## **Leased Parking Stall Lottery!**

Interested in the leased/reserved parking stall lottery? With the overwhelming number of vehicles in some households it is almost impossible for homeowners to rely on the availability of street parking. Offering these reserved spaced increases homeowner convenience and reduces cruising for parking.

PLEASE SEND YOUR INFO TO:

**TOTAL PROPERTY MGMT. ATTN: [KELSI@TOTALPM.COM](mailto:KELSI@TOTALPM.COM) 949.261.8282**

Homeowners in good standing and already use their garage for a vehicle are eligible—it is completely voluntary. With some of the projects completed we are bringing back a few spaces that were previously excluded for vendors!

**Monthly fee to increase to \$30 per month, effective November 3, 2021.**

**Annual fee shall be \$360.00.**

**DRAWING HELD DURING THE OCTOBER HOA MEETING.**



# COMMUNITY REPAIRS & RENOVATIONS— PLUMBING, PAINT AND WOOD REPAIR THAT'S A WRAP!



**THANK YOU TO THE COMMUNITY FOR YOUR COOPERATION AND SUPPORT!**

## **\*\*CONCRETE REPAIR AND REPLACEMENT & ROOF MAINTENANCE\*\***

The concrete in our community is getting older and needs attention. In **August** we plan to begin repairing and/or replacing some of the concrete sidewalks and any loose concrete throughout our community. With the rest of the property looking amazing, these important and timely maintenance items seem to flow right in line.

We ask that residents be cautious in work areas and please do not alter the wet concrete in any way with writings or handprints. Also, please do not interfere with the workers tasks. If jack hammering is required, there will be associated noise which cannot be avoided. We will also have a dumpster on the property for the concrete that needs to be removed.

**Cliff Brown Roofing** will be completing vinyl roof repairs over the summer so residents should not be alarmed to see workers on their roofs.

As more specific details are available regarding concrete, such as time, dates, and locations we will be sharing that info with the community. Thank you for your cooperation, as we all benefit when our community is in good shape!

## **Tankless Water Heaters...**

During our repipe project several units were noted as having Tankless Water Heaters. Most tankless water heaters will require a modification of the exhaust system on the outside of your building. Normally the HOA does not require an architectural application for traditional water heaters however retrofitting a home with a tankless unit needs good venting and often special hook-ups. Management may be reaching out to homeowners regarding these installs and working to get the proper applications on file—for you and any potential future owners. If the element is not installed properly there could be damage to the building and if the tank installation were the root cause of any damage the HOA would assess repairs to homeowners. Please, if you are considering installing one of these units, get an arch app submitted right away.

## **WASTE MANAGEMENT**

**BULKY ITEMS OR NEW TRASHCAN?**

BULKY ITEMS INCLUDING (REFRIGERATORS, RANGES, WATER HEATERS, FREEZERS, WASHING MACHINES, DRYERS AND OTHER SIMILAR LARGE APPLIACES) AT **NO CHARGE (3) TIMES A YEAR.**

<https://www.wm.com/us/en/support/request-bulkipickup/request-a-bulk-pickup-form> (949) 642-1191

PLEASE DO NOT LEAVE BULKY ITEMS OUT **UNLESS** YOU HAVE ARRANGED A PICKUP.



## **PROMOTING MENTAL AND PHYSICAL WELL-BEING....**

Nearby in our neighboring community park, (**DARRIN PARK 22461, CHERRY AVE**) **SUE SELLERS**, RYT 200, is happy to guide you through any reservations you may have. A long-time yogi with many years of experience. Sue makes yoga fun, relatable and leaving you feeling OMazing.

Every **SUNDAY, 4PM, MONDAY-THURSDAY 6:30PM** and **FRIDAYS 9AM.**

Sue can be reached **@909.247-4494** if you have questions.



# Info You Gotta Know...

## TOTAL

PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—

**Kelsi Dunkelberger** -- [kelsi@totalpm.com](mailto:kelsi@totalpm.com)  
23792 Rockfield Blvd, Suite #100, Lake Forest, CA 92630  
Office 949.261.8282 Fax 949.261.6958

**HOA Board Meetings**  
—first Wed of every  
month

### BOARD *Members*

SHERYL PIERCE- PRESIDENT  
MIKE HEGLUND- VICE PRESIDENT  
DIANE STEELE- TREASURER  
FAITH LATTOMUS- SECRETARY  
MICHAEL BLUMENTHAL- MEMBER

**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/policies-  
%26-guidelines](https://alisovillas1.com/policies-%26-guidelines)



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

<https://cityofmissionviejo.org/>

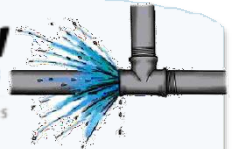


**OC Sheriff Department**  
Non-Emergency Dispatch:

714-647-7000 or  
949-770-6011

[https://www.ocsd.org/patr  
ol/mviejo/](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. [service@seversonplumbing.com](mailto:service@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)



**i-Tow Towing**  
23642 Via Fabricate  
Mission Viejo, Ca  
949.380.7796



**SoCal Edison-  
Street/Parking light out?**

Get it fixed!

[https://www.sce.com/outage-  
center/report-street-light-outage](https://www.sce.com/outage-center/report-street-light-outage)  
800.655.4555