



## Aliso Villas

Next HOA Mtg: December 1<sup>st</sup>, 2021, 6:30PM

### HOA MEETINGS ONLINE

Until further notice all HOA board meetings will be held virtually. **Homeowner Forum virtually meets @6:30PM** Hearings and executive session begin @5:30PM. Please check the clubhouse bulletin board for meeting details.



### Holiday Tree Recycling

Beginning **December 26** and ending **January 14**, Waste Management will collect holiday trees free of charge. Trees must be stripped of all ornaments, garlands, tinsel, flocking, stands, and placed on the curb near your carts, on your **regularly scheduled collection day (Tuesday)**.



Trees not meeting these guidelines, (such as flocked trees) will not be picked up for recycling.

## Technology Solutions Now Available for Seniors!

Are you a senior age 60 or older, living in South County, and looking for ways to connect online but don't have a device or the training necessary to do so? Then look no further, as the County's Technology Solutions for Seniors program may be able to help!

The program offers qualifying seniors a free iPad with data plan and training included, as well as access to online virtual classes, activities, and programs. If you're homebound, living alone or in a care facility, have health issues, limited mobility, functional disability or limited English skills, then you might be a candidate for this program. Devices are limited, so don't delay!



**Call (800) 510-2020 or (714) 480-6450** to see if you qualify. If you already have a device and would like to sign up for free online classes, <https://www.getsetup.io/partner/OC> (**Coupon Code: OC**).

## Slurry and Stripping -- NPL Construction Co.

To correct the large patches of asphalt left throughout the community SoCal Gas scheduled a crew for **Sealing and Stripping** with Allied Paving.

With only 2 days' notice management was informed of the project. The HOA would typically not have engaged in such a large project without proper notice to residents. Unfortunately, this was all the notice SoCal Gas was able to provide, or we forfeit the opportunity.

While many of us were temporarily inconvenienced, our HOA did not have to pay for any of this work, it was completely covered by SoCal Gas. We appreciate everyone's understanding and patience while they completed this much needed work.



November

30

## MISSION VIEJO VIRTUAL TOWNHALL – RESIDENTIAL FOOD SCRAP RECYCLING PROGRAM

December

16

WASTE MANAGEMENT WILL BE HOSTING COMMUNITY VIRTUAL TOWN HALLS TO DISCUSS THE NEW PROGRAM AND ANSWER ANY QUESTIONS. THESE ONLINE MEETINGS MAY BE ACCESSED AT 6 PM ON **NOVEMBER 30 AND DECEMBER 16**. SCROLL DOWN TO THE 'IMPORTANT ANNOUNCEMENT' SECTION AND CLICK ON THE VIRTUAL MEETING LINK AT [HOME.WM.COM/MISSION-VIEJO](http://HOME.WM.COM/MISSION-VIEJO). NO REGISTRATION IS REQUIRED.

**THIS CHANGE IS BROUGHT ABOUT BY CALIFORNIA'S NEW SENATE BILL 1383 (SB 1383). EFFECTIVE JANUARY 1, 2022, ALL CALIFORNIA RESIDENCES AND BUSINESSES WILL BE REQUIRED TO SEPARATE ORGANIC WASTE FROM OTHER TRASH AND NON-ORGANIC RECYCLABLES AND PARTICIPATE IN AN ORGANICS COLLECTION PROGRAM. THE HOA IS ACTIVELY SEEKING ADDITIONAL DETAILS FOR OUR SPECIFIC COMMUNITY.**



### Home Accent Holiday Universal Clips- Outdoor Lighting

Designed to work with a wide range of lights.

Anyone interested in a **FREE** box of these light clips please contact our community assistant, Kelsi Dunkelberger, [kelsi@totalpm.com](mailto:kelsi@totalpm.com). **\*\*While Supplies Last\*\***

### YOGA IN THE PARK

No matter your skill level, practicing yoga outdoors is an incredible experience. Nearby in our neighboring community park, (**DARRIN PARK 22461, CHERRY AVE**) Join **SUE SELLERS**, RYT 200, for a yoga class! All levels welcome!

Please bring your own yoga mat and props.

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

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



## Lace Up Your Skates at Rudolph's Rink Dec 6<sup>th</sup> – 13<sup>th</sup>

Come out and enjoy this new "one week only" event. All are welcome to sit back, relax, and take in the Holiday ambiance whether you skate or not. Skating can be a family fun activity. 40-minute sessions will begin on the hour.

**When:** Dec 6<sup>th</sup> – 13<sup>th</sup> **Mon-Thru** 4:00pm -9pm **Sat & Sun** 12:00pm – 10pm

**Where:** Santa's Village at the Civic Center Plaza <https://mvactivities.com/rudolphs-rink/>

## Community Conflict or Concerns

Each owner at the Aliso Villas Condominium Association is a member of the Homeowners Association (HOA). The HOA has specific responsibilities, and limitations. These responsibilities and limitations are outlined in the Association's governing documents, *Covenants, Conditions & Restrictions (CC&Rs)*. The goal of the CC&Rs is to protect, preserve, and enhance property values in the community. Not every situation is listed in these legal documents, frequently the governing documents do not address a specific matter (i.e., are "silent") because the Association has no responsibility or authority in the matter and, would be a homeowner responsibility. If you are ever uncertain or have questions about HOA responsibilities, please contact the management office.

As an owner and member of the HOA, it is your responsibility to familiarize yourself the governing document (including the Rules & Regulations) and understand the responsibilities and limitations for homeowners and the Association. This will alleviate a lot of confusion or frustration as issues arise over time. Again, if ever in doubt, please reach out to our property management office and they can clarify or confirm for you who the responsible party is for resolving the specific matter.

One area of great (and repeated) confusion is the difference between an HOA and an apartment complex management office. In an apartment complex, practically any issue from maintenance to noisy neighbors is reported to the apartment management office. However, in an HOA, even though these buildings are multi-unit, owners should really think of their environment as single-family house when it comes to matters outside the physical structure of the building.

If you see criminal activity (e.g., gang activity, drug activity, vandalism, physical abuse) or if you ever feel personally threatened, harassed, or otherwise feel unsafe due to another resident's behavior, your first call should be to the Orange County Sheriff's Office. While the HOA management office appreciates being advised of such activities, neither the HOA nor the management company, can call the Sheriff's Department on your behalf.

Outside of criminal activity, if you have issues with a neighbor (e.g., someone keeps parking in your assigned parking stall, or other person-to-person type conflicts), you must attempt to resolve the conflict (on your own) before asking the HOA for assistance. If your attempts to resolve a problem are unsuccessful, you may ask the board to conduct "Internal Dispute Resolution" also known as IDR. To conduct an IDR meeting, all parties to the dispute must agree to conduct IDR. This process involves the HOA's Board President (or another appointed Board member) bringing all involved parties together at an informal meeting, where the board delegate will facilitate communication between the parties and try to resolve the issue(s) of dispute.

If a dispute involves a renter, the homeowner on title must work to resolve the issue on behalf of the tenant. If IDR is conducted, only the homeowner on title is allowed to participate at the meeting. As a reminder, homeowners are responsible for their tenant's activities (as well as advocating on the tenant's behalf.) The board delegate may ask the homeowner to bring the tenant with them, but the tenant may not request a meeting, participate in place of an owner, nor appear at the meeting without specific invitation. Some homeowners may find this harsh or inconvenient. Please note that the Association is trying to be neither.

The Association (through its Board of Directors) must protect all members by following specific guidelines, which are required by California law. The Association's governing documents are a contract between the Association and the homeowner on title, who is the "member." Renters are not "members," and there is no formal (i.e., legal) relationship with the Association. They are considered "3<sup>rd</sup> parties" and cannot serve as a proxy for the homeowner - especially in times of disputes.

# 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- VICEPRESIDENT  
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>



**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/>

### 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)

**SEVERSON  
PLUMBING**  
Leak Detection Specialists



#### 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>

800.655.4555