

# F E B R U A R Y

**Aliso Villas**

Newsletter 2019

Next HOA Board: **Wednesday, February 6<sup>th</sup>, 2019 @6:30pm**

Community Clubhouse, Homeowners are encouraged to attend

## Spring Community Wide Garage Sale



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

### Start Gathering Your Goods!

A garage sale is a great way to reduce clutter around your house while making some extra money in the process. Community garage sales can be profitable and a lot of fun.



**May the sun shine for our next event!**

What kind of community events you would be interested in?

Contact Elana Blumenthal [elana.g.rams@gmail.com](mailto:elana.g.rams@gmail.com)

## Reminder! Garage Door Maintenance

### --Look and Listen--

The most important preventive step you can take is to observe your garage door in action every time you use it. Is it moving smoothly or is it jerky in places? Does it operate silently or does it make grinding or scraping noises? Do both sides of the system (springs, pulleys and cables) look symmetrical? Your garage door is the largest moving part in your entire home, and is used multiple times per day at any hour and in all seasons.



To keep your garage door operating smoothly, it's important that you take the time to perform regular preventive care and maintenance. Lubricate the moving parts. Keeping your garage door parts greased up will add years of seamless operation to your system – and it takes just minutes!

## IMPORTANT INSURANCE INFORMATION

State Farm has insured the master policy for Aliso Villas for more than 35+ years.

A **Condo Owner's Policy** provides walls in protection that the HOA *does not* cover.

It offers protection for *your* personal property, liability insurance for accidental bodily injury and property damage. It even gives you protection against specified

loss assessments levied by your condominium association. Your HOA policy only covers the building where you live, **not** your personal belongings. Aliso Villas' Master HOA policy doesn't provide coverage when you are found liable for damages or injury to another person.



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A Renter's or Condo Unit Owner's Policy does. This means if you are found responsible for injury to another person, your renter's policy could help pay for bodily injury, property damage, and defense against these lawsuits or claims. A **Tenant's or Guest's** personal property and vehicles are not insured by a landlord, manager or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. A **Tenant** is advised to carry their own insurance (**Renter's Insurance**) to protect them from any such loss or damage. In an instant, fire, theft, or damage resulting from other perils can happen. You could lose it all—Make sure you are covered against the unexpected!



## COMPLIANCE LETTERS?

Notices are the least-liked aspect of living in a community with a homeowners' association. However, it's important to remember that compliance notices aren't punitive. The reason rules and regulations are in place is to make our community look great and increase your property value. It can be frustrating to keep track of the many rules and regulations that apply to the community, especially if you have moved in recently. If you're caught off guard by a notice, then you probably didn't realize you were in violation. Contact the property manager and ask for an explanation.

Understanding where the association is coming from can help you contextualize the notice.

Appealing to the board is always an option, in writing or in person at an HOA board meeting. The community manager can help by putting you on the next meeting agenda to discuss your issue. If there are any extenuating circumstances, let the board know, so they can adjust the process and work with you. Come prepared for the meeting (or when writing a letter) by compiling any backup documents that support your position. Approach the situation with an optimistic attitude. Your board wants to resolve issues, not create a confrontation. If you ever receive a courtesy letter to call your attention to a certain Aliso Villas compliance issue, please make sure you call Management to inform that you are addressing the issue and/or need more time to resolve the matter. This way, we avoid pursuing further compliance action. Please remember, Management is here to help, and works at the discretion of the Board of Directors.

## Vehicles With Oil Leaks and Parking Stalls

Per the Association's Rules: *"If the residents or guests of any unit park a vehicle emitting excessive oil and/or any agent causing damage to the asphalt or its seal, the owner of that unit will not only be subject to a fine, but also be liable for the costs of repair of the damage."* Please take immediate steps to park the leaking vehicle off the property and

have the vehicle repaired (off the property) until it no longer leaks oil.

**IMPORTANT:** If the unrepaired (leaking) vehicle continues to be parked on the property, the vehicle may be towed without notice at the vehicle owner's expense.



## Garbage Pick-up and Trash Can Reminder

### Trash Pick-Up Day –

Tuesdays, please remove trash cans from the common areas after this day.

### Per Waste Management:

- Lid must be completely closed
- All trash must be placed in inside the can

# 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

SHERYL PIERCE- PRESIDENT  
MIKE HEGLUND- VICE PRESIDENT  
KATHY MIRAMONTES- SECRETARY  
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.

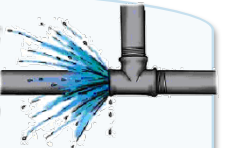
<https://alisovillas1.com/policies-%26-guidelines>



**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** [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



**OC Patrol**  
800.525.1626  
To Safe List a Vehicle:  
[www.permitmycar.com](http://www.permitmycar.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