

February

Aliso Villas

NEWSLETTER 2020

[HTTPS://ALISOVILLAS1.COM/](https://ALISOVILLAS1.COM/)

Next HOA Board:

February 5th @6:30pm

Homeowners are encouraged to attend HOA meetings to have a voice and to stay informed.

Thank You
for
Attending!

PLUMBING REPIPE TOWNHALL

Many residents came to learn about the plumbing repipe project, anticipated challenges and to get their questions answered by the professionals. We hope residents have a better understanding of the project and how important this is for our community. We will soon have a Q&A document that was created based off the questions/answers asked by the attendees to post on the website. If you were not able to attend, we need you to **PLEASE** email **Kelsi Dunkelberger** at **Total Property Management** (kdunkelberger@totalpm.com) your contact information (name, Aliso Villa address, email and phone number). Once the project is underway our contractor will need this to schedule a walkthrough for your unit before any work can begin. If you rent/lease out your unit, please also include the tenants contact info. We strongly suggest both owners/renters attend the pre-walkthrough session. We don't have a start date yet but anticipate starting the project in a few months. We will keep everyone updated via the newsletter, website or by attending the monthly HOA meetings.

What's Trending?

There is an unfortunate trend in the surrounding neighborhood lately, petty theft. It has been something that does not happen too often, but from time to time we have to deal with it. We might get involved with lots of coming and going and forget to close the garage, lock our vehicles or just an unfortunate victim of a criminal break-in. We must take precautions to help make sure we do not fall victim to thieves. Put valuables in the trunk or use a blanket to conceal it. Avoid leaving valuables such as laptop bags and suitcases as well as spare change visible through the windows. People break into vehicles because they see things they can easily resell.



When you see any incident that you feel is in need of police **ALWAYS** call **911**. Finally, please report what you see to Total Property Management, Kelsi Dunkelberger - kdunkelberger@totalpm.com or 949.261.8282

Don't Forget to Take Down Your Holiday Festive Lighting

The weather may still feel like it's the holiday season, but outside decorations and lighting for the holidays should not remain installed after the last weekend in January.

Rodent Prevention!

While this is not really news today, homeowners are becoming more aware of these pests invading residences, rummaging through patios and rustling around attic spaces.

Did you know? Mice can squeeze through a hole the size of a nickel and rats can squeeze through a hole the size of a half dollar!



Prevention is Key - Keeping your home free from rodents is all about prevention and exclusion. Don't give them a place to live and food to eat! Rodents like to make their homes in clutter. Don't leave pet food outside and don't feed wild animals. Food scraps are a gourmet feast for rodents. Also, PLEASE do not allow cable or satellite companies to pierce the roof vents to run cabling inside your unit. This too can allow for rodents to sneak in. We ask everyone to take this issue seriously. Rats carry

diseases and can destroy our homes. Your personal involvement can make our community safe.

We'll never totally get rid of our little desert friends but we can gain an upper hand.

Likewise, we encourage all homeowners and residents to take the time to evaluate the condition of your property and take corrective action where necessary.

With the upcoming plumbing project, we need everyone's participation. Rats can chew through PEX water lines or PVC plumbing accessories looking for materials to make their nest. If you believe pests have become a problem in your area, or you see rat droppings please call

Total Property Management right away.

*** You are the most important line of defense in your home ***

PLEASE DO NOT BRING OR DISPOSE OF SHOPPING CARTS IN OUR COMMUNITY.

If you witness someone bringing a shopping cart into the community, please report them.

Report abandoned shopping carts by contacting

Shopping Cart Retrieval Services at (800) 252-4613



SAFETY FIRST

**BE CAREFUL
BE AWARE
BE SAFE**

Be Alert!

Skateboards and/or scooters are not permitted within the community- signs are posted throughout. We have recently had a several close calls within the community and need residents to remember that the parking area(s) and sidewalks are not a recreation space. Please use one of the community parks provided throughout Mission Viejo and Lake Forest. Homeowners are responsible for any common area damage caused

by them, or a member of their household, their tenants, their guests, or pets. Also, while riding a bike, please remember the safety requirements. The focus must be on riding the bike instead of trying to multi-task with cell phones, etc. We strongly recommend everyone get familiar with the Covenants, Codes, and Restrictions (CC&Rs), Protection for Common Areas for Aliso Villas. Any questions or clarification needed, please contact Total Property Management.

CITY OF MISSION VIEJO

Oso Fit 5K Fun Run and Community Health Fair

<https://osofit5k.org/>

Saturday, February 29th, 2020 @ 7:30 a.m. to 11:00 a.m.

Norman P. Murray Community Center, 24932 Veterans Way, Mission Viejo



The Department of Housing and Urban Development (HUD) has again APPROVED our community as an FHA Certified Condo Project. The approval is effective immediately and is good for a period of three years.



Please be advised that effective February 1, 2020, Total Property Management's new address will be:
23792 Rockfield Blvd, Suite #100, Lake Forest, CA 92630



Let's talk about dogs...

We often forget that our dogs, our four-legged companions and fetch partners who happily follow us around and lay on our laps are, in fact animals. Although domesticated, dogs do not have brains that operate like humans do. They don't have the ability to think logically, and their instincts and impulses often determine their behavior. The best trained dog is still an animal requiring

control and supervision. For everyone's safety and enjoyment in our community please review and adhere to Aliso Villa's pet rules found on pages 25-26 of the rule book.

Top 3 violations in our community when it comes to dogs

Area Restrictions; All animals belonging to owners, occupants or their licensees, tenants, or invitees within Aliso Villas must be kept within the unit. No pet should be kenneled on a patio, balcony or in a garage.

This means that pets are not to be left out on a balcony or patio, unattended. Your pets should be inside your unit if you are not outside with them. This includes when you go to work or bed. There are multiple reasons for this rule from barking nuisance, to the safety of other dogs or people in common areas as well as the safety of your pet.

Leash Use; Dogs are not allowed to run free. Dogs must be held or on a leash held by a person capable of controlling the dog at all times when they are outside the owner's unit.

Both the City of Mission Viejo and Aliso Viejo have rules that require dogs to be on a leash when outside your residence. That includes walking out to your car in the parking lot, working in your garage with the garage door open or are purposely walking your pet. Additionally, do not leave your front door open with a loose dog inside. It only takes a moment for them to run out in front of a car, at a child or another dog walking by on a leash.

Your pet may be friendly and well mannered, but it is still an animal, prone to instinct. Alternatively, the pet your dog runs up to may not be equally friendly or may become aggressive as they are startled by an approaching dog.

Even leashed we still ask you practice caution when out with your dogs as we have dog owners in this community who are small children, elderly and/or disabled. All are limited in their ability to protect themselves and their pets from other dogs when they are out walking their pet.

Finally, children should not be walking a dog that they cannot control. For their safety and the safety of other community members and pets, please exercise good judgment when you allow your children to take the family dog outside of your unit.

Pet Waste Disposal; Owners shall be responsible for cleaning up any excrement or other unclean/unsanitary conditions caused by their animals. While walking an animal, the walker shall be responsible for carrying a bag to clean up any excrement deposited by the animal. Pet waste cannot be left in any bags or packaging outside the unit.

Our community has pet bag stations and trashcans throughout. If you see someone not picking up after their dog, take a picture and send it to Total Property Management along with the address of where the dog is living or visiting. Homeowners will be called to hearings and fined if found negligent.

Info You Gotta Know....

TOTAL PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—
Kelsi Dunkelberger kdunkelberger@totalpm.com
2301 DuPont Dr. #100, Irvine, CA 92612
Office 949.261.8282 Fax 949.261.6958

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23792 Rockfield Blvd, Suite #100, Lake Forest, CA 92630

HOA Board Meetings
—First Wed of every
month

BOARD Members

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

Aliso Villas Website
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>

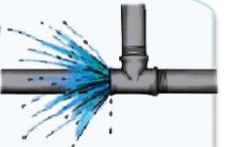


City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691
949-470-3033
<https://cityofmissionviejo.org/>



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

**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



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



**PATROL
MASTERS**
Patrol Masters
(877) 648-0602
Safe List a Vehicle:
www.patrolmasters.com



i-Tow Towing
23642 Via Fabricante
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