

# January

Aliso Villas

NEWSLETTER 2020

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

Next HOA Board:  
**January TBD @6:30pm**

Due to the New Year, the January HOA meeting has not yet been decided. Please check clubhouse bulletin board for update.

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

**DON'T FORGET!**



## MARK YOUR CALENDARS!

ALISO VILLAS HOA TOWNHALL, SATURDAY JAN 11<sup>TH</sup> 2-5 PM  
Please plan on attending this townhall to hear about the plumbing re-pipe project, anticipated impact to owners & residents and get your questions answered by the professionals.

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## Holiday Tree Recycling

Curbside tree collection for residents will take place on your collection day from December 26, 2019 through January 16, 2020. Please place trees in or around your green waste cart, on your regular collection day.



**\*\*Trees longer than six (6) feet must be cut in half**

**\*\*Remove all decorations including tinsel, lights, ornaments and tree stands**

**\*\*Flocked trees will be collected but cannot be recycled**

Please be sure that all boxes are broken down to preserve room in your trash cans and that your trash can lid can close completely to keep critters out. —

Thank you!

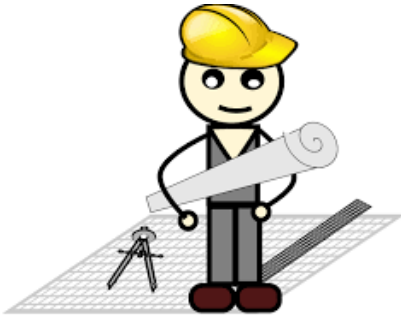
## Received a Violation Letter? Don't Panic!

The purpose of these letters are to keep our community looking great. Each month, our property manager performs a walk through the entire community, looking for common area problems and other areas in need of attention. If you receive a letter from the Association and have questions, need further clarification, or additional time to address the problem, please contact

Kelsi Dunkelberger [kdunkelberger@totalpm.com](mailto:kdunkelberger@totalpm.com).

The Board is happy to work with you, but we must first hear from you. If the problem is not addressed and we have not heard from you, then you may be called to a hearing to discuss possible fines.

## An Important Architectural reminder...



Before starting any exterior modifications to your home, including patio or walkway installation, window or door replacement, please remember to first submit an application to Total Property Mgmt.

Failure to obtain approval may require the unauthorized improvement to be removed at your expense. Thank You!

## Gas Line Insurance? What?!

You may have received a letter that appears to be from the gas company suggesting you buy insurance on the gas lines inside/outside your home. These letters are misleading and has the potential to confuse homeowners. We don't want utility customers to sign up for something they think is mandatory, or pay for something they think is mandatory, when it's really not.



**Per Article A, Section 2** of the Aliso Villas CC&R's, the HOA is responsible to repair, replace and maintain the Utility Installations (including gas lines, water pipes, waste pipes, sewers, ducts, flues, chutes, conduits and wires).

So... from the meter to the unit and thought the unit, the HOA is responsible for the gas line.



## Great News!



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.

*Thank you*

The Board would like to thank all homeowners and residents who continue to follow our CC&R's, rules, and regulations. Our property values are maintained as a result of the diligence of each of you!

*Thank you*

# 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

**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](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>

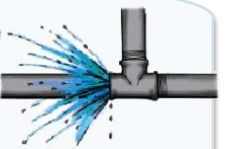


**City of Mission Viejo**  
200 Civic Center  
Mission Viejo, CA 92691  
949-470-3033  
<https://cityofmissionviejo.org/>



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

**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)



**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