



Aliso Villas

Next HOA Mtg:

January 6th, 2021 **@5:30pm**

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



HOA Open-Forum Meeting *Time Change*

Starting in December HOA open-forum meetings are being held **@5:30 poolside** until Springtime. Executive session will now meet after.

COMMUNITY WIDE REPAIRS AND RENOVATIONS

This info will continue to be repeated to remind/inform residents of the ongoing projects throughout the community.



Re-pipe and Wood-repair & Painting

The re-pipe project is very important as we are still having leaks in areas that with the repairs might have prevented a lot of unnecessary water damage and resident frustration. Please know all safety measures are being followed. The project managers are continuing to monitor city and state guidelines regarding their ongoing work and taking every

precaution to keep everyone safe.

Re-piping is not optional or able to be postponed. The schedule is firm. Every unit will be re-piped regardless of any past repairs or pipe work. All homeowners/residents will receive paperwork about 30-40 days in the mail from AMA asking them to call and schedule their pre-walk through. Once you've the walk-through process and the date is set that is the best time to ask as many questions as you'd like regarding your unit and to better understand the overall process.

Please be sure to SET A REMINDER for yourself.

As the date nears, notices will be put on all **garage doors**. Please do not remove any notices, leave it up during the repipe as several dates will be checked off as they go. Only AMA should remove any notices. Additionally, if you have not yet scheduled your pre-walk through by the time the notice is put on the garage door, do so immediately. If on the day of work, you are a no show and/or no key is left in the lock box (provided by AMA) this results in a \$500 charge (each day missed) to the HOA. This fee will in turn be assessed to homeowners. Also, **NO MINORS** (person(s) under the age of 18) may be in the unit during the re-pipe process without a supervising adult present the entire time. This is for the safety and protection of both the minor and the crew. If a unit must be skipped because of this, the homeowner will be charged back the cost the HOA incurs due to the crew showing up which again is \$500. Landlords need to be aware that if their tenant is a no show, the homeowner will be assessed that cost. As part of the repipe, certain modifications need to be made to meet city code. One change is the water pressure regulators. They are homeowner responsibility, but since required, they have been included in this project.



Advanced Wood Repair and First Street Painting Co.

Painting began October 12th and notices are being given to residents, prior to working on your building.

BUILDINGS ARE POWER WASHED BEFORE PAINT, so please plan accordingly.

PLEASE REMOVE ITEMS FROM YOUR PATIO/BALCONY AREA PRIOR TO THE POWER WASHING AND PAINTING. ANY ITEM THAT ISN'T REMOVED RISKS DAMAGE AND IS THE RESIDENT'S RESPONSIBILITY.

DO NOT EXPECT THE CREW TO MOVE YOUR PROPERTY. PLEASE PLAN AHEAD



WASTE MANAGEMENT

PICKS UP BULKY ITEMS INCLUDING WHITE GOODS (REFRIGERATORS, RANGES, WATER HEATERS, FREEZERS, WASHING MACHINES, DRYERS AND OTHER SIMILAR LARGE APPLIANCES) AND ELECTRONIC WASTE AT NO CHARGE (3) TIMES A YEAR.

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

Bulk Trash Pick-Up



PLEASE DO NOT LEAVE BULK ITEMS OUT UNLESS YOU HAVE ARRANGED A PICK-UP.

RESIDENTS NEED TO BE RESPONSIBLE DOG OWNERS

Again, management is getting reports of an increased volume of dog waste found throughout the community. Dog waste poses a health risk to our community.



If you are a dog owner, **PLEASE** be respectful of the common grounds of the Association. Please remind all family members who care for a pet to be considerate and pick up after it.



ANNUAL TREE RECYCLING SERVICE BEGINS DECEMBER 26TH

With the Christmas and New Year's Day holidays both falling on Monday this year, trash and recycling services will be delayed by one day the remainder of those holiday weeks.

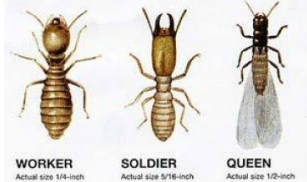


Waste Management will start its annual 3-week curbside tree collection for residents on collection day from December 26, through January 16th. Trees are collected on your regular trash day. Just be sure to remove all stands and decorations, and if your tree is taller than 6 feet, it should be cut in half before placing it outside.

Seeing Termites?

The Aliso Villas HOA pays a monthly fee for pest control that includes free service calls should a homeowner see live termites or droppings from past termite activity. Please be on the lookout and inspect your condo area inside and out regularly. Report any concerns to management. Termite areas will be treated by the pest company and any wood damage removed and replaced by

These are termites



the community contractor.

Architectural Change Procedure

Some homeowners may not be familiar with the steps of the Architectural Review process. That is understandable, we would like to take this opportunity to help anyone in our community better understand this process.



If you are planning to make any changes to the outside of your property, including doorbells, security doors or screens then you will need to fill out the Architectural Review Committee (ARC) application.

Please review the architectural guidelines on the website: <https://aliso villas 1.com/policies-%26-guidelines>.



Reminder* As of **November 1st**, the pool is **CLOSED** for the Fall/Winter season.



PLEASE KEEP CLOSED WHEN NOT IN USE.

Thank you to the community for lifting our spirits with the amazing holiday cheer. It was great to see all the wonderfully decorated homes this year!



Happy New Year 2021!

Info You Gotta Know...

TOTAL

PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—

Kelsi Dunkelberger kdunkelberger@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

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)

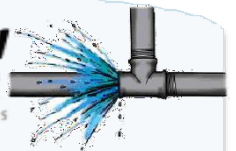


City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691
949-470-3033
<https://cityofmissionviejo.org/>



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 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



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