



Aliso Villas

Next HOA Mtg: July 7th, 2021, 6:30PM
Please check the clubhouse bulletin board for meeting details.

HOA MEETING

The HOA board meetings are being held in person at the Community Clubhouse, poolside to maintain any social distancing requirements.

Homeowner Forum meets @6:30PM

Hearings and executive session begin @5:30PM

Updated Contact Information

Our management, Total Property Mgmt., provides occasional notifications about meetings, information about services, budget, and important homeowner updates.



Please ensure that they have your current contact information, especially if you are an off-site or non-resident owner. Most communication from them or the board will be through email, or regular mail. It is extremely helpful for communication purposes if management has your current email, mailing address and/or phone number. Please let us know by sending an email to Kelsi@totalpm.com. Please be sure to also include your name and property address. If we could obtain all homeowners' email and phone numbers, this will make communication much easier and efficient.

Dog Poop, the topic that never goes away!

When walking your dog (s) around the neighborhood, carry a plastic bag with you and please be courteous and pick up after your pet.

Please – Be responsible for your pets' cleanup.



AV Community Pool is open.

An inherent risk of exposure to COVID-19 exists in any public place where people are present. Please continue to maintain your personal space.

KONA ICE IS COMING BACK!

SUNDAY, JULY 18TH 2-4:00PM

NEAR THE CLUBHOUSE—AV RESIDENTS ONLY PLEASE





Home Maintenance is Critical

Would you rather repair a small crack, or rebuild an entire wall? How about cleaning a filter versus replacing your entire air conditioning unit? Both examples illustrate the importance of home maintenance: regularly completing small tasks can help protect big parts of your home.

Maintaining your home requires on-going resources, whether it's time, energy, or money. We encourage you to set up an annual maintenance schedule. Items like a fence or patio cover cleaning and repair, screen replacement or repair, AC maintenance or window inspections, etc. All homeowners receive important HOA documents upon close of escrow. Included in those documents is the **Homeowner Responsibility Matrix**, it identifies what the homeowner is responsible for and what the HOA must maintain. If it's not clear or you have questions, we encourage you to contact **Total Property Management** or attend the monthly owners board meeting.

Avoid any repair chargebacks; an owner will be billed for repairs the HOA had to make to a building when the underlying cause was something an owner is responsible for. Be proactive and examine your home inside and out.

Issues you could identify may include:

- Post anchors or footings on patio covers installed on decks not properly sealed.
- AC Systems entry point into buildings or decks not properly sealed.
- Satellite dish or cable service lines point of entry into the unit not properly sealed.
- Retrofit window replacements not properly sealed.

Don't rely on being alerted to any lingering issues from the previous owner. This includes any upgrades made, as the current owner you will be held liable for any damages to the structure if the source of damage can be traced back to any past or recent upgrades.

Be careful what you put down the drains or flush. The drainage system is very old and while the water service lines have been recently replaced, no work is being done on the drains. If a drain becomes clogged by years of food debris or other matter, the owner is responsible for clearing the drain. Some drains can become so impacted they cannot be cleared and must be replaced. While the drain lines themselves are the HOA responsibility, because the drain didn't fail, but instead was impacted by residents, it's the owner who would be financially responsible for the new drain.

Talk to your neighbors, read the monthly HOA newsletter, and become self-educated on how to maintain your home and avoid costly repairs.

ADD SOME **YOGA** TO YOUR SELF-CARE ROUTINE

Nearby in our neighboring community park, (**Darrin Park 22461, Cherry Ave**) **Sue Sellers**, RYT 200, is happy to guide you through any reservations you may have. A long-time yogi with many years of experience. Sue makes yoga fun, relatable and leaving you feeling OMazing. *Try for yourself!*

Every **SUNDAY**, 4PM, **MONDAY-THURSDAY** 6:30PM and **FRIDAYS** 9AM. Sue can be reached **@909.247-4494** if you have questions.



COMMUNITY REPAIRS & RENOVATIONS— PLUMBING, THAT’S A WRAP!

Upon receiving this newsletter our partner, AMA Repiping, Inc. is on the tail end of the project’s completion. While there may still be a few homes that need attention, overall, we are just about done!

We are appreciative to all of you who were patient and understanding while the workers came in/out of your home. This has been one heck of a project, adding to an already disruptive year.

Reminder: The Project Manager for AMA Repiping, LLC is Colin Sells (you may still work with Joe Verbiesen at times). Any updates or changes will be shared accordingly. All the previous guidelines and rules must still be followed until they officially are completed with the project.

Re-piping is not able to be postponed. The schedule remains firm, set by the city of Mission Viejo for certification purposes. If at some point AMA had to circle back to your unit, please note this work needs to be completed asap.



PAINING AND WOOD REPAIRS OCCUR IN PHASES

THIS PROJECT IS REACHING ITS FINAL STAGES TOO! NO HOMES WERE BYPASSED HOWEVER THERE ARE AREAS WHERE TOUCH UPS ARE NEEDING TO BE ADDRESSED. PLEASE BE PATIENT, WE HAVE AN AMAZING TEAMS WORKING ON THESE PROJECTS. EACH AREA IS REVIEWED BEFORE IT IS ‘SIGNED OFF’ AS COMPLETE.



CONCRETE REPAIR AND REPLACEMENT & ROOF MAINTENANCE

The concrete in our community is getting older and needs attention. In August we plan to begin repairing and/or replacing some of the concrete sidewalks and any loose concrete throughout our community. With the rest of the property looking amazing, these important and timely maintenance items seem to flow right in line.

We ask that residents be cautious in work areas and please do not alter the wet concrete in any way with writings or handprints. Also, please do not interfere with the workers tasks. If jack hammering is required, there will be associated noise which cannot be avoided. We will also have a dumpster on the property for the concrete that needs to be removed.

Cliff Brown Roofing will be completing vinyl roof repairs over the summer so residents should not be alarmed to see workers on their roofs.

As more specific details are available regarding concrete, such as time, dates, and locations we will be sharing that info with the community. Thank you for your cooperation, as we all benefit when our community is in good shape!

WASTE MANAGEMENT BULK ITEMS OR NEW TRASHCAN?

BULKY ITEMS INCLUDING (REFRIGERATORS, RANGES, WATER HEATERS, FREEZERS, WASHING MACHINES, DRYERS AND OTHER SIMILAR LARGE APPLIANCES) AT NO CHARGE

(3) TIMES A YEAR.

Bulk Trash Pick-Up



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

PLEASE DO NOT LEAVE BULK ITEMS OUT UNLESS YOU HAVE ARRANGED A PICKUP.

Info You Gotta Know...

TOTAL

PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—

Kelsi Dunkelberger -- 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- VICE PRESIDENT

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>



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

**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



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