



# Aliso Villas

Next HOA Mtg: June 3<sup>rd</sup>, 2021 6:30PM

Please check the clubhouse bulletin board for meeting details.

## JUNE 2021 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



## AV Community Pool is open.

The Clubhouse will be painted soon, we'll close the pool *briefly* during that time—notice will be posted. Please be on the lookout!

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

## 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.**

## Summer Solstice!

June 20, 2021 is the longest day of the year in most time zones. For us in the Northern Hemisphere, this solstice marks the beginning of summer and the longest day of the year. Early dawns. Long days. Late sunsets. Short nights.

The sun at its height each day, as it crosses the sky.



## WASTE MANAGEMENT

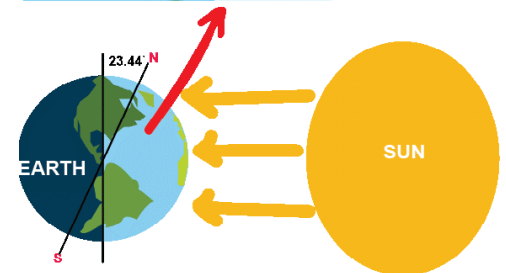
BULK ITEMS OR NEW TRASHCAN?



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

(3) TIMES A YEAR.

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



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

## Thinking of Selling Your Home? Do a competitive comparison!

What are houses selling for in the area? Find recent sales within the last 3 months preferably that are like yours with the same number of bedrooms, baths, and square footage. Be sure to consider our recent re-pipe and community renovations. The “right” price is one that's in tune with what similar homes are selling for in your market. If you offer your home for a fair price, one that's like comparable sales in your neighborhood, a buyer may feel better about the transaction. The buyer may reason that if you've done your homework on pricing, you've also done your homework on making sure the home is in good condition.



**When you offer your home at its true market value, you're giving yourself the best chance to get a good offer in a reasonable amount of time.**



## COMMUNITY REPAIRS & RENOVATIONS— WE'RE ALMOST TO THE FINISH LINE!

PRECAUTIONS TO COMMUNITY SAFETY IS TOP PRIORITY.

**THANK YOU FOR YOUR PATIENCE THROUGHOUT THIS PROCESS. THERE ARE STILL A SEVERAL HOMES TO GO BUT WE ARE INCHING OUR WAY TO THE PROJECTS COMPETITION.**

The Project Manager for AMA Repiping, LLC is Colin Sells (you may still work with Joe Verbiesen or Colin Sells). Any updates or changes will be shared accordingly.

Re-piping is not able to be postponed. The schedule is firm, *set by the city of Mission Viejo for certification purposes*. The Board and AMA have no say in their timeline. Every unit will be re-piped regardless of any past repairs or pipe work. All homeowners/residents will receive AMA paperwork about 30 days asking them to call and schedule their pre-walk through. Once you've completed 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. Note: AMA is not responsible to move your furniture or refrigerator. Homeowners/residents need to move it to allowing any needed behind the wall access. Once your unit is completed the homeowner/resident is expected to move it back into place.

As the date nears, notices are put on all garage doors. 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 be assessed to homeowners. Also, no 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, the homeowner will be charged back any cost the HOA incurs.

### PAINING OCCURS IN PHASES

THERE ARE MANY ASPECTS OF THIS PROCESS. YOU MAY NOTICE AREAS THAT APPEAR “INCOMPLETE” OR SEE “OVERSPRAY”. **THIS IS EXPECTED AND NOT AN OVERSIGHT BY THE CREW.** SEVERAL TASKS OCCUR AT THE SAME TIME.

CREWS WILL COME THROUGH AN AREA MULTIPLE TIMES BEFORE IT IS CONSIDERED FINISHED. PRIVACY WALL CAPS, TRIM, HOUSE NUMBERS AND ROD IRON RAILING TO NAME A FEW.

PLEASE BE PATIENT, WE HAVE AN AMAZING TEAMS WORKING ON THESE PROJECTS. EACH AREA IS REVIEWED BEFORE IT IS 'SIGNED OFF' AS COMPLETE.

**\*CREWS ARE TAKING ADDITIONAL CAUTION WHEN CLEANING THEIR WORKS AREAS.\***

## Emergency Broadband Benefit Program will provide eligible households with discounts on internet service.

To help families struggling to afford internet service during the COVID-19 pandemic, the Federal Communications Commission rolled out a new **Emergency Broadband Program**. The program will provide eligible households with discounts on monthly internet service from participating broadband providers. Mission Viejo service providers [Cox Communications](#) and [AT&T](#) are both participating in the program.

For more information and to apply online, visit [GetEmergencyBroadband.org](http://GetEmergencyBroadband.org)



**READY FOR SOME KONA ICE?!**

BACK BY POPULAR DEMAND- **SUNDAY, JUNE 13<sup>TH</sup> 1-3:00PM**

**NEAR THE CLUBHOUSE—AV RESIDENTS ONLY PLEASE**

## THINKING OF ADDING **YOGA** TO YOUR SELF-CARE CHECKLIST?

Yoga is a fantastic complement to any exercise routine you may already have in place as well as being, on its own, a complete physical and mental lifestyle enhancement practice.

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. She is a long-time yogi and has many years of experience. Sue tries to make 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.

## HOMEOWNER TIPS AND TRICKS

### **Learn How to Identify Potential Issues in Your New Home**

One of the best homeowner maintenance tips is to detect minor problems before they become huge issues. After purchasing your home, take some time to learn about some of the common issue's homes face, especially if you've purchased an older home or one that was unoccupied for a period. Being able to identify a potential problem early on could save you money later.

### **Make Your Furnace Last**

- Regular filter replacement is the very best thing you can do to keep your furnace in top condition. And here's a way to keep track of that task: Buy several filters and label them. With some systems, monthly filter changes are best. Others can go a few months between changes.



### **Don't Always Trust Breaker Panel Labels**

- Inside your main electrical panel, you'll see labels or lists indicating which breaker controls which circuit. These labels are a reasonably good guide, but they're not completely reliable, especially in older homes that have been through remodeling projects.
  - For example, you might find that there's one outlet in a room that's not on the same circuit as all the others in that room, yet it's not listed elsewhere at the panel. That orphan outlet could be connected to almost any other circuit in your home. In some cases, you might even find wires from different circuits in the same junction box. The bottom line: Always use a voltage detector to make sure the power is off before you do any electrical work.

### **Before You Buy a Toilet**

- Here's a story we've heard a hundred times: Homeowners go toilet shopping and decide that an 'elongated bowl' would be an improvement over the old 'round' bowl. Only later — usually after installation — they discover that the bathroom door can't be closed, and laughing, crying, or swearing follows. So, if you want a longer bowl, measure first. A typical elongated toilet protrudes 2 in. more than a standard model. Also check the clearance for any nearby cabinet doors.

# Info You Gotta Know...

## TOTAL

PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—

**Kelsi Dunkelberger** -- [kelsi@totalpm.com](mailto: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](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

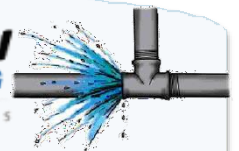
<https://www.ocsd.org/patrol/mviejo/>

### 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. [service@seversonplumbing.com](mailto: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](http://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