



# June



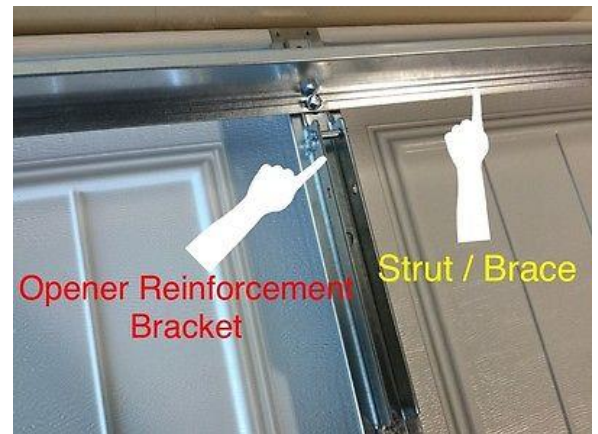
## ALISO VILLAS

Next HOA Board: Wed, June 5<sup>th</sup>, 2019, 6:30p  
Community Clubhouse, Homeowners are encouraged to attend

### GARAGE DOOR STRUT

Garage doors must be maintained in good working order allowing them to open and close properly and securely. If a garage door opener is being used, it is recommended that a strut across the top section is used to prevent the top of the door from bending if the opener force is not adjusted properly.

Garage door struts stiffen door sections to prevent them from bending or breaking. They also allow the door to open and close smoothly while remaining strong and reliable. If the sections are not rigid, the garage door will bind as it opens and closes. Residential single car doors typically do not need struts, however when adding the continuous motorized pull of a door opener it is recommended by both the manufacturer and the HOA. Garage door openers are an add-on item by homeowners and therefore their maintenance and any damage caused by them, is homeowner responsibility. In February, a letter was sent out regarding this repair. Any owners who has the support strut installed on their garage doors by a licensed garage door contractor of their choice will be given a \$50 credit against their assessments. The Board encourages owners to take advantage of this offer and take steps to protect your garage doors. This is good preventative maintenance that should add years to the life of your doors.



**IMPORTANT:** The Board's offer has been extended through June 30<sup>th</sup>, 2019 and the installation must be completed within that time. Please submit a legible copy of the paid invoice from a licensed garage door contractor showing completion of the strut installation to Total Property Management at: 2301 Dupont Drive, Suite 100, Irvine, CA 92612

## Community Garage Sale a Success!

The garage sale this year was a great success! Thank you to everyone who participated in the sale, if you did well please encourage your neighbors to participate next time! **Big thanks to Karen Quinn** for advertising the sale. The garage sale couldn't happen without all the fantastic volunteers, donors, and shoppers.



Your Garage Should Not Be Used Solely For Storage Purposes & Should Be Able To Accommodate Your Automobile.  
**Please Park Your Vehicle In Your Garage**

## Be Proactive to Help Prevent Termite Infestations

Carefully inspect perimeter of your home for rotting wood, mud tubes or a visible termite presence. If you see signs of a termite infestation, contact Total Property Management promptly (949) 261.8282



### Effects of Oil Stains on Asphalt

WHY does oil hurt asphalt? It is simple really... Asphalt is made from a compound of mixtures that includes recycled oil. When you add oil to asphalt you are changing the mix ratio for that specific spot. This causes the asphalt where the oil has been sitting to become very soft, so soft you can sometimes dig the asphalt up with your finger nail. Once this happens all it takes is rain to wear away the asphalt until you are left with a hole.

If you know your vehicle is leaking oil or any fluids onto the ground, please start parking off property until your vehicle has been repaired and no longer leaks.

## Garbage Pick-up and Trash Can Reminder

**Trash Pick-Up Day** – Tuesdays, please remove trash cans promptly.

**REMINDER:** Lids must be completely closed **and**

All Trash must be placed in inside.

Have **Bulk Trash**? Bulk trash includes large items that don't easily fit in your regular trash or recycle bin, such as:

Appliances, Furniture, Mattresses, Scrap Wood ...And more!

**Call Waste Management and they'll pick it up FREE–**

**it's that easy. Call 949.642.1191**



## PLEASE HELP KEEP OUR COMMUNITY CLEAN

## Maintenance Corner—HOA Plumbing

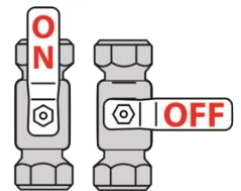


Generally, the responsibility for maintaining plumbing fixtures and lines remain with the condo owner. This includes maintaining appliances, sinks, garbage disposals, drains, supply lines, drain lines until they connect to the main line, toilets, water and drain lines that only serve the unit and its water heater. Blockages in common area pipes are typically the result of someone putting non-soluble particulates in the drainage system. This means that even though the common area pipes are the responsibility of the Association if it is determined that you are responsible for the problem through negligent actions, you may face a costly repair bill. Therefore, it is important that you take care to properly maintain your drains by not flushing inappropriate materials or allowing grease, oil or solids into drains. Remember your disposal is NOT a garbage can. Save yourself the expense of plumbing problems by dumping your TRASH in your trashcan.

## HAVE A PLUMBING LEAK?

**ACT QUICKLY! TURN OFF YOUR WATER & DO NOT CUT INTO ANY DRYWALL.**

Aliso Villas was built in the 1970's and the drywall contains asbestos. Precautions and South Coast Air Quality Management District (SCAQMD) guidelines must be strictly adhered to when handling asbestos containing materials. If a resident/homeowner disturbs (cuts into or removes) drywall the homeowner will be held financially liable for the additional expense borne by HOA to complete the repair.



If the plumber shows up to fix a water leak and see's the wall has been cut open, by law they have to leave, report it to the HOA, which in turn triggers P5 abatement practices. P5 abatement requires extensive work and the cost per hole starts at approx. \$3000. This also delays the plumber completing the repair from a few days to up to a week depending on the abatement company's schedule.

# Info You Gotta Know....

## TOTAL PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—  
**Kelsi Dunkelberger** [kdunkelberger@totalpm.com](mailto: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/>



### 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