

MARCH

Aliso Villas

Next HOA Board: **March 4th @6:30pm**

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

Rodent Prevention!

While this is not really news today, homeowners are becoming more aware of these pests invading residences, rummaging through patios and rustling around attic spaces.

Did you know? Mice can squeeze through a hole the size of a nickel and rats can squeeze through a hole the size of a half dollar!



Prevention is Key - Keeping your home free from rodents is all about prevention and exclusion. Don't give them a place to live and food to eat! Rodents like to make their homes in clutter. Don't leave pet food outside and don't feed wild animals. Food scraps are a gourmet feast for rodents. Also, PLEASE do not allow cable or satellite companies to pierce the roof vents to run cabling inside your unit. This too can allow for rodents to sneak in. We ask everyone to take this issue seriously. Rats carry diseases and can destroy our homes. Your personal involvement can make our community safe.

We'll never totally get rid of our little desert friends but we can gain an upper hand.

Likewise, we encourage all homeowners and residents to take the time to evaluate the condition of your property and take corrective action where necessary.

With the upcoming plumbing project, we need everyone's participation. Rats can chew through PEX water lines or PVC plumbing accessories looking for materials to make their nest. If you believe pests have become a problem in your area, or you see rat droppings please call

Total Property Management right away.

*** You are the most important line of defense in your home ***

Reminder: Vehicles with Oil Leaks and Parking Stalls

Per the Association's Rules: *"If the residents or guests of any unit park a vehicle emitting excessive oil and/or any agent causing damage to the asphalt or its seal, the owner of that unit will not only be subject to a fine, but also be liable for the costs of repair of the damage."* Please take immediate steps to park the leaking vehicle off

the property and have the vehicle repaired (off the property) until it no longer leaks oil.

IMPORTANT: If the unrepaired (leaking) vehicle continues to be parked on the property, the vehicle may be towed without notice at the vehicle owner's expense.

COMMUNITY WASTE CONTAINERS:

During the past year, it was observed that many of the Aliso Villas community waste containers are being used by members of the community disposing of their household waste. As this utilizes Association resources, we ask that you please refrain from placing household waste in these containers. Additionally, trash cans should not be overfilled! Overfilled bins attract animals and allow garbage to spill onto common areas. Please know that every home should have their own waste containers from Waste Management. To arrange for trash pick-up service or ordered a larger bin, please call (800) 596-7444.



Why Do I Need Homeowners or Renter's Insurance?

Your home is likely one of the most valuable assets you have. Homeowners or Renter's insurance helps protect that investment — and you — in a variety of ways. It's important to keep in mind that coverages come with limits — the maximum amount your insurance policy will pay toward a covered claim. When selecting your coverage limits, be sure to consider things like the potential cost of repairs or replacing your belongings. That way, you can be better prepared if your home or belongings are damaged or destroyed. In addition, if you are found responsible for injury to another person, your policy could help pay for bodily injury, property damage, and defense against these lawsuits or claims.

A **Tenant's or Guest's** personal property and vehicles are not insured by a landlord, manager or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. A **Tenant** is advised to carry their **own** insurance (**Renter's Insurance**) to protect them from any such loss or damage. In an instant, fire, theft, or damage resulting from other perils can happen. You could lose it all—Make sure you are covered against the unexpected!

All Residents:

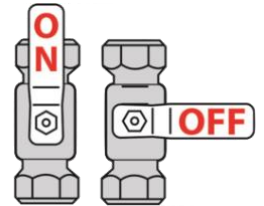
We recommend everyone get familiar with the CC&R's for Aliso Villas. These rules are being enforced and fines will be levied. Any questions or clarification needed, please contact the Property Manager, Jamie Hackwith, at jhackwith@totalpm.com

- Be a good neighbor and look out for one another.
- Stay aware and alert, report suspicious behavior immediately to the Mission Viejo Sheriff's Department.
- Do not leave valuables in your vehicles. Lock your car doors!
- **Please** help us keep our community litter free! We still have residents tossing their containers and/or trash on the lawns and streets.

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 companies schedule.

Daylight Savings Time Begins on March 8th

On Saturday night, set your clocks forward one hour (i.e., losing one hour) to "spring ahead." *Back in 2018 California voters enthusiastically approved a measure (Assembly bill 7) that would allow the state legislature to move to make daylight savings time permanent for the state. That move could come in the second half of 2020. California is one of 14 states that have introduced legislation that could lead to permanent daylight savings time. Until that becomes a reality we'll continue to reset our clocks twice a year.*



!!Calling All Community Volunteers!!

The HOA is considering hosting a Summer Community Event at the clubhouse but we need your help! Please contact Our Community Assistant—Kelsi Dunkelberger kdunkelberger@totalpm.com or 949.261.8282

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

Effective February 1, 2020, the new address will be
23792 Rockfield Blvd, Suite #100, Lake Forest, CA 92630

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

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.

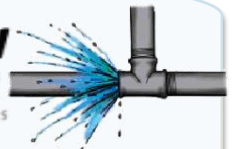
<https://alisovillas1.com/policies-%26-guidelines>



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



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 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