

MARCH

Aliso Villas

Newsletter 2019

Next HOA Board: **Wednesday, March 6th, 2019 @6:30pm**

Community Clubhouse, Homeowners are encouraged to attend



Reminder!!



Aliso Villas & Aliso Villas II

Huge Community-Wide Garage Sale

Saturday April 27th!

Start Gathering Your Goods!



A garage sale is a great way to reduce clutter around your house while making some extra money in the process. Community garage sales can be profitable and a lot of fun. Be sure to post in Craigslist!

May the sun shine for our next event!

Important 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.



Daylight saving time 2019 begins Sunday, March 10

Twice a year, we have to fiddle around with our clocks to adhere to daylight time with the goal to adjust our days to the changing amount of daylight as the planet revolves around the sun. According to safety experts, a good rule of thumb is to check on the batteries twice a year: when daylight saving time begins and ends.

What You Need to Know About HOA Rules and Regulations.

If the previous homeowner installed something against HOA regulations, but the HOA doesn't notice until after I move in, am I responsible to fix it?

Yes. As the new owner of the real property in question you have inherited a bundle of rights due to you as the owner of the property. However, you have also inherited a bundle of responsibilities and headaches. There is a clause in the HOA agreement that requires the property manager give you due notice of any required remedies to any violations of said agreement. Do a walk-through of the property with the HOA manager, be ready to ask questions and have done some homework about the property. Know the rules and ask for clarification on things that don't make sense to you.

Your primary concern would be to remedy the situation. Once you have done so, then you can suggest that they waive any penalties or fines that they may have imposed upon you. But it is the responsibility of the buyer to make sure that the property is not in violation of any of the HOA's agreement prior to purchasing the property. If you ask any Realtor in the Industry there is a common term that people used that originated in real estate it is known as "caveat emptor" or BUYER BEWARE!

Life in a condo differs greatly from a single-family home and there are benefits but also compromises to be made. In order to make sure a given association is a good fit—and in order to be an active, informed participant in one's community—board members, managing agents, and association members alike must be aware of each other's' rights and responsibilities, and hold each other to the rules and regulations that allow for a smooth, equitable operation.

Part of the Process If you don't like the rules, the best way to change them is to become part of the process!

Know your CC&Rs and annual budget. Do you see areas where expenses can be cut? Are service providers doing their jobs?

Volunteer for a committee or task. If the board needs to enforce parking rules, for instance, you can volunteer to gather license plate numbers of residents' vehicles. In addition, put your professional expertise to work: Assist the board with data entry, accounting, or website design.

Stand for election to the board. When a position becomes open you can put your name forward. New board members are elected at the annual meeting by member majority vote. Many boards are three to nine members large, with terms of one to two years.

Info You Gotta Know....

TOTAL PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—
Cynthia Richardson crichardson@totalpm.com
2301 DuPont Dr. #100, Irvine, CA 92612
Office 949.261.8282 Fax 949.261.6958

HOA Board Meetings
– held second Wed of
every month

BOARD *Members*

SHERYL PIERCE- PRESIDENT
MIKE HEGLUND- VICE PRESIDENT
DIANE STEELE- TREASURER
FAITH LATTOMUS- DIRECTOR

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.

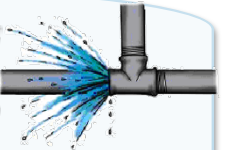
<https://alisovillas1.com/polic>



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



OC Patrol
800.525.1626
To Safe List a Vehicle:
www.permitmycar.com



Southside Towing
25101 Front St,
Lake Forest, CA
949.631.8698



SoCal Edison-
Street/Parking light out? Get it fixed!
<https://www.sce.com/outage-center/report-street-light-outage>
800.655.4555