



## Aliso Villas

Next HOA Mtg: May 5<sup>th</sup>, 2021 6:30PM

Please check the clubhouse bulletin board for meeting details.

### MAY 2021 HOA MEETING UPDATE

The HOA plans to reconvene the board meetings in person. Held once again at the Community Clubhouse, poolside to maintain any social distancing requirements. Also, we are 'Springing ahead' and going back to our normal meeting hours for residents.

**In MAY Homeowner Forum will go back to meeting @6:30PM.**

Hearings and executive session will then begin @5:30PM.

Mark your calendars and gather your things!!

**Aliso Villas Community Garage Sale –**

**Saturday, May 22<sup>nd</sup> • 7:00 a.m. - 12:00 p.m.**

Please consider making a path through your sale space to help maintain social distancing.



### **May 1<sup>st</sup> 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.

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

**Mission Viejo Pet Ordinances** states that residents must clean up immediately after their dog (s) on any premises.

#### **Sec. 10.01.215. Mission Viejo Municipal Code**

- A person having custody of any dog shall not permit, either willfully or through failure to exercise due care or control, any such dog to defecate or urinate upon:
    - A public sidewalk or parkway comprising the area between the street and sidewalk.
- Anyone having custody of any dog shall immediately remove any feces deposited by such dog. Dog waste receptacles are located throughout the community for proper disposal.



**Please - Be responsible for your pets' cleanup.**



## SELLING YOUR HOME?

Undoubtedly, summer is a popular time to buy and sell a house. Coming up with the right price when selling your home is a balancing act. You don't want to cheat yourself with a price that's lower than your home's worth. If you are using an agent, be sure that you interview and talk to at least **2 or 3** neighborhood specialists. Compare suggestions and consider accepting the soundest advice. Don't select an agent based on the sales price they suggest. Some will try to over/under bid each other just to get the listing. You might even consider getting a professional appraisal, so you have a firm, unbiased opinion as to what your home is worth.

### 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.**

## 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.

## COMMUNITY REPAIRS AND RENOVATIONS

PRECAUTIONS AND EXTRA ATTENTION TO COMMUNITY SAFETY IS TOP PRIORITY.

PROJECT MANAGERS CONTINUE TO MONITOR CITY AND STATE GUIDELINES REGARDING THEIR ONGOING WORK. TAKING ALL NECESSARY PRECAUTIONS TO KEEP EVERYONE SAFE.



The Project Manager for AMA Repiping, LLC is **Colin Sells**. Please be aware, you may still interact 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 30-40 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.

As the date nears, notices are put on all garage doors. **Please do not remove any notices**, leave it up during the re-pipe as several dates will be checked off as they go. 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.



## **\*\*Important Note\*\***



PAINTING IS TAKING PLACE 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 TEAM MANAGING THESE PROJECTS. EACH AREA IS REVIEWED BEFORE IT IS 'SIGNED OFF' AS COMPLETE.

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



## **E-WASTE & HOUSEHOLD HAZARDOUS WASTE COLLECTION**

<https://cityofmissionviejo.org/events/e-waste-household-hazardous-waste-collection>

The City, in partnership with Waste Management, will be hosting a free drive-through E-Waste & Household Hazardous Waste Collection Event on **Saturday, June 5th from 9 to 11 am** in the **City Hall parking lot, 200 Civic Center**. Please bring valid identification for proof of residency and wear a face mask. Residents must always remain in their vehicle. No business waste or walk-ups will be permitted.

## **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 Acquaintances with Your Neighbors**

- Work to be a good neighbor and introduce yourself. Building relationships with your neighbors will help you learn about your neighborhood, find reliable contractors, and maybe even allow you to borrow tools when you need them.

### **Knowing Where the Main Water Shutoff Valve Is**

- Water from a burst or broken plumbing pipe can spew dozens of gallons into your home's interior in a matter of minutes, soaking everything in sight -- including drywall, flooring, and valuables. Before disaster hits, find your water shutoff valve, which will be located where a water main enters your house. Make sure everyone knows where it's located and how to close the valve. Learn how to shut off your power and gas lines while you're at it.
  - Turn off your main water valve whenever you leave on vacation. This will prevent flooding if something should go wrong when you are out of town.

### **Prior Owner Compliance with the HOA**

- Don't rely on being properly alerted to any lingering issues between the association and the previous owner of the house. Failure to ask about these problems in a timely way could result in you inheriting them when you take possession of the property. Conversely, has the owner made exterior improvements or other changes to the property without getting HOA approval?

# 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>

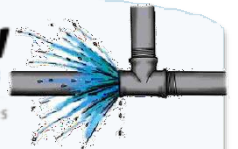


**City of Mission Viejo**  
200 Civic Center  
Mission Viejo, CA 92691  
949-470-3033  
<https://cityofmissionviejo.org/>



**OC Sheriff Department**  
Non-Emergency Dispatch:  
714-647-7000 or  
949-770-6011  
<https://www.ocsd.org/patrol/mviejo/>

**SEVERSON  
PLUMBING**  
Leak Detection Specialists



### 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)



#### 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