



ALISO VILLAS

Next HOA Board:

Wed, May 1st, 2019, 6:30p

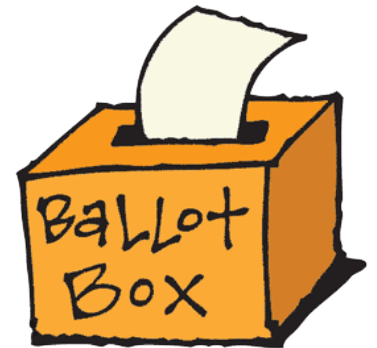
Community Clubhouse, Homeowners are encouraged to attend

UPCOMING HOA ELECTIONS

Wednesday, June 5, 2019

There is a vacancy on the AV Board! Accordingly, the HOA is seeking nominees to serve on the Aliso Villas HOA Board of Directors. In order for an association to be effective, we must have volunteers willing to serve the community. After all, your home tends to be your biggest and most valuable investment. You can help make a positive difference in our community, and thereby increase property values, by stepping up to volunteer to serve on the

Board. If you would like to serve, due to the cutoff date complete the candidate form and quickly fax or email Total Property Management, (kdunkelberger@totalpm.com) or Fax 949.261.6958 by no later than 5:00 p.m., **Friday, April 26, 2019.**



Termites Flourish in Warm Weather

After a long winter, warmer weather is eagerly anticipated. However, there is an important reason to be cautious during the spring - termites. The National Pest Management Association (NPMA) warns that as the temperature increases so does the potential for termite swarms and infestations.

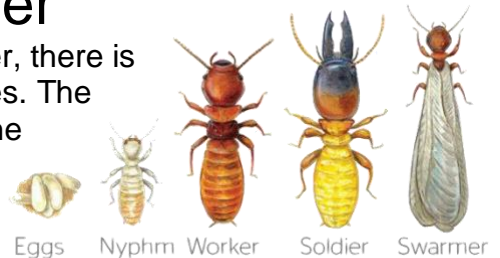
Once termites infest a home, these aggressive pests can quickly chew through floors, walls, carpeting and even wallpaper. With a

termite colony's ability to chew 24 hours a day, 7 days a week and to number in the hundreds of thousands, the damage caused by termites can threaten the structural safety of a home.

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



Mother's
DAY

For Mother's Day or any day, celebrate the wonderful mothers, special women and role models. Recognize their selfless love and guidance for all they do to inspire their children, family, and so many others.. **May 12th, 2019**

New Patrol Company

Effective April 1st, 2019, Patrol Masters will be providing patrol services for AV.

Contact Patrol Masters: (877) 648-0602 Safelist A Vehicle: www.patrolmasters.com



Donate Unwanted Garage Sale Items!

So, you cleaned your house and didn't sell everything at your Garage Sale? Contact any of these national agencies and arrange a donation by pick up or drop off.

- **Salvation Army** - <https://satruck.org/>
- **Goodwill** - <http://www.goodwill.org/page/guest/about/howweoperate/donate>



Don't forget **Karen Quinn** has arranged for **The Salvation Army** to do a pick-up at the end of our community garage sale day, April 27th. If you would like to participate by donating any leftover items, please email or text her by **Friday April 26th** to have your address put on the pick-up route. (949) 636.9930

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



Need to tow a vehicle?



****Reminder**** Once you call the tow company you must be present to provide authorization and signature. To avoid possible confrontation, you don't need to remain outside while the driver takes care of the tow, and ask the driver to communicate with you at your unit if it is more comfortable to you. Just confirm with the driver before you leave and you're done.

Maintenance Corner—HOA Plumbing

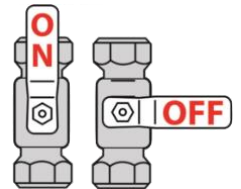


Generally, the responsibility for maintaining plumbing fixtures and lines remain with the condo owner. This includes maintaining appliances, sinks, garbage disposals, drains, supply lines, drain lines until they connect to the main line, toilets, water and drain lines that only serve the unit and its water heater. The HOA is responsible for the repair, replacement and maintenance of all plumbing in the common areas. 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 companies schedule.

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

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.

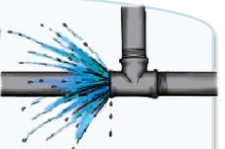
<https://alisovillas1.com/policies-%26-guidelines>



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



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