



# November



## Aliso Villas

Next HOA Mtg:

November 3<sup>rd</sup>, 2021, 6:30PM

### HOA MEETINGS ONLINE

Until further notice all HOA board meetings will be held virtually. **Homeowner Forum virtually meets @6:30PM** Hearings and executive session begin @5:30PM. Please check the clubhouse bulletin board for meeting details.



### Please Update Your Contact Information

Total Property Mgmt. provides occasional notifications about meetings, information about services, budget, and important homeowner updates. Please ensure that they have your current contact information, especially if you are an off-site or non-resident owner. In the event of an emergency repair that requires access to your unit, such as neighboring water leak, help us mitigate your damages or property loss by ensuring we can contact you. Please let us know by sending an email to [Kelsi@totalpm.com](mailto:Kelsi@totalpm.com).

Please be sure to also include your name and property address.

### E-Waste & Household Hazardous Waste Collection

November

13

The City of MV is partnering with Waste Management to host a *free* drive-through E-Waste & Household Hazardous Waste Collection on **Saturday, November 13 from 9 to 11 am** in the City Hall parking lot. This event will provide residents with a free, safe, and convenient way to properly dispose of hazardous items. <https://cityofmissionviejo.org/events>

### MV \*Residential Street Resurfacing\*

The city of Mission Viejo will continue resurfacing our area starting any time between now and the end of October. The city will allow parking on Los Alisos and Trabuco during the project. **Please note that this work includes the specialized white parking striping that exists in our community.** The schedule will be spaced out over a 3 to 4-week time frame to lessen the parking impact.

<https://cityofmissionviejo.org/departments/public-works>



Next change:

NOV

7

1 hour Back  
Nov 7, 2021, 2:00 am

### Nov 7, 2021 - Daylight Saving Time Ends

There appears to be no end in sight for the logjam in 2021, meaning you can expect to change your clocks — and complain about it — once again this November. 😊

## NEW PARKING LEASES BEGIN NOV 3<sup>rd</sup>, 2021,

Previous parking stall leases end November 2<sup>nd</sup>

Please be sure to return the signed agreement and payment to:  
**Total Property Management** 23792 Rockfield Blvd, Suite #100,  
Lake Forest, CA 92630



## WASTE MANAGEMENT

*Bulk Trash Pick-Up*



### MOVING OR HAVE BULK TRASH? NEED A 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. (949) 642-1191

<https://www.wm.com/us/en/support/request-bulkpickup/request-a-bulk-pickup-form>

PLEASE DO NOT LEAVE BULK ITEMS OUT UNLESS YOU HAVE ARRANGED A PICKUP.

## YOGA OUTDOORS!



No matter your skill level, practicing yoga outdoors is an incredible experience. Nearby in our neighboring community park, (**DARRIN PARK 22461, CHERRY AVE**) Join **SUE SELLERS, RYT 200**, for a yoga class! All levels welcome! Please bring your own yoga mat and props.

Every **SUNDAY, 4PM, MONDAY-THURSDAY 6:30PM** and **FRIDAYS 9AM.**

Sue can be reached @**909.247-4494** if you have questions.

## Home Accent Holiday Universal Clips- Outdoor Lighting

Designed to work with a wide range of lights.

Anyone interested in a **FREE** box of these lights please contact our community assistant, Kelsi Dunkelberger, [kelsi@totalpm.com](mailto:kelsi@totalpm.com). **\*\*While Supplies Last\*\***



## STAY SAFE OC

A partnership between Orange County Sheriff's Department and the communities they serve to reduce crime and keep OC safe. <https://www.ocsheriff.gov/community/stay-safe-oc>

Keeping our community safe is one of the primary responsibilities of the Orange County Sheriff's Department. As a resident, you can help reduce your chances of becoming a victim of crime or accident by learning how you and your family can be safe in your home, on the road or around the community.

### Check the OC Sheriff website for info on:

- How can I provide feedback about my interaction with OCSD?
- How long may I park a vehicle on a public street without moving it?
- Who do I call to find out the status of a case currently under investigation by the OC Sheriff Department?
- When and where do I have my fingerprints taken?
- How can I get a restraining order?
- How do I request a copy of a crime, incident, or traffic report?
- Much more!



<https://www.ocsheriff.gov/community/information/faqs>

## **Community Conflict or Concerns**

Each owner at the Aliso Villas Condominium Association is a member of the Homeowners Association (HOA). The HOA has specific responsibilities, and limitations. These responsibilities and limitations are outlined in the Association's governing documents, *Covenants, Conditions & Restrictions (CC&Rs)*. The goal of the CC&Rs is to protect, preserve, and enhance property values in the community. Not every situation is listed in these legal documents, frequently the governing documents do not address a specific matter (i.e., are "silent") because the Association has no responsibility or authority in the matter and, would be a homeowner responsibility. If you are ever uncertain or have questions about HOA responsibilities, please contact the management office.

As an owner and member of the HOA, it is your responsibility to familiarize yourself the governing document (including the Rules & Regulations) and understand the responsibilities and limitations for homeowners and the Association. This will alleviate a lot of confusion or frustration as issues arise over time. Again, if ever in doubt, please reach out to our property management office and they can clarify or confirm for you who the responsible party is for resolving the specific matter.

One area of great (and repeated) confusion is the difference between an HOA and an apartment complex management office. In an apartment complex, practically any issue from maintenance to noisy neighbors is reported to the apartment management office. However, in an HOA, even though these buildings are multi-unit, owners should really think of their environment as single-family house when it comes to matters outside the physical structure of the building.

If you see criminal activity (e.g., gang activity, drug activity, vandalism, physical abuse) or if you ever feel personally threatened, harassed, or otherwise feel unsafe due to another resident's behavior, your first call should be to the Orange County Sheriff's Office. While the HOA management office appreciates being advised of such activities, neither the HOA nor the management company, can call the Sheriff's Department on your behalf.

Outside of criminal activity, if you have issues with a neighbor (e.g., someone keeps parking in your assigned parking stall, or other person-to-person type conflicts), you must attempt to resolve the conflict (on your own) before asking the HOA for assistance. If your attempts to resolve a problem are unsuccessful, you may ask the board to conduct "Internal Dispute Resolution" also known as IDR. To conduct an IDR meeting, all parties to the dispute must agree to conduct IDR. This process involves the HOA's Board President (or another appointed Board member) bringing all involved parties together at an informal meeting, where the board delegate will facilitate communication between the parties and try to resolve the issue(s) of dispute.

If a dispute involves a renter, the homeowner on title must work to resolve the issue on behalf of the tenant. If IDR is conducted, only the homeowner on title is allowed to participate at the meeting. As a reminder, homeowners are responsible for their tenant's activities (as well as advocating on the tenant's behalf.) The board delegate may ask the homeowner to bring the tenant with them, but the tenant may not request a meeting, participate in place of an owner, nor appear at the meeting without specific invitation. Some homeowners may find this harsh or inconvenient. Please note that the Association is trying to be neither.

The Association (through its Board of Directors) must protect all members by following specific guidelines, which are required by California law. The Association's governing documents are a contract between the Association and the homeowner on title, who is the "member." Renters are not "members," and there is no formal (i.e., legal) relationship with the Association. They are considered "3<sup>rd</sup> parties" and cannot serve as a proxy for the homeowner - especially in times of disputes.

# 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- VICEPRESIDENT  
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](https://alisovillas1.com/policies-%26-guidelines)



### City of Mission Viejo

200 Civic Center  
Mission Viejo, CA 92691  
949-470-3033

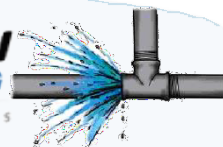
<https://cityofmissionviejo.org/>



### OC Sheriff Department

Non-Emergency Dispatch:  
714-647-7000 or  
949-770-6011

[https://www.ocsd.org/patr  
ol/mviejo/](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.** [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](https://www.sce.com/outage-center/report-street-light-outage)  
800.655.4555