

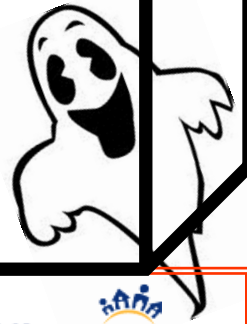
ALISO VILLAS HOA

OCTOBER 2013

COMMUNITY NEWSLETTER



HAPPY HALLOWEEN



Editor: Kathy Miramontes
Email: avhoapres@cox.net

Thank you!!!
Your Aliso Villas HOA Board of Directors



Happy Fall! Or it will be happy if we start getting fall weather and I am sure many of you are wishing the same thing! I have received several emails regarding "intruders" someone entered my garage, or someone tried my front door and almost came in, or my daughters bike was stolen from in front of our house, or my car was broken into and my laptop was stolen.

HOW do these things keep happening? I've said it here many times over the years, keep your homes and garages locked, park your car in your garage, don't leave valuables in your car. And yet, as I drive or walk around...I still see people leaving their garage door open while they walk the dog, run to the store, or "I forgot to close it", etc.

IF your door had been locked, or IF your garage door had been closed, you would not have been vandalized or surprised by finding someone in your home....are you getting it yet?

It's all about following the RULES...not because the board or management or security want to impose their POWER over you, we all want you to be safe and not have your possessions stolen or worse yet, because you forgot to shut or lock your doors.

It is just a matter of time before we have a tragic accident because of a door left open or unlocked and an unwanted intruder gained entry with the purpose to do harm.



We have 106 buildings in our community, that means there are 212 homes with direct access and 106 units at ground level giving easy access thru OPEN OR UNLOCKED doors AND windows. The over the garage units are fairly safe because most intruders don't want to be seen and going up the stairs is pretty exposed, unless you happen to be in a unit that sits on the back side of the property. Plus, both the single level and over the garages have pedestrian or single doors into their garages. Left open or unlocked, can become perfect hiding places for unwanted visitors to your home or car.

Does this sound scary? I hope so, because we want you to be aware and by being aware you will also be following the rules which are in place to PROTECT YOU and your belongings! See how that works?

NOTICE TO ALL RESIDENTS DURING THE WEEK OF OCT. 15-18

4' WHEEL STOPS WILL BE INSTALLED IN EACH PARKING STALL DURING THE WEEK OF OCT. 15-18. THIS PROJECT WILL TAKE APPROX. 4 DAYS TO COMPLETE. WATCH FOR NOTICES—YOU MUST MOVE YOUR VEHICLE SO THIS CAN BE DONE—IF YOU DO NOT MOVE, YOUR VEHICLE MAY BE TOWED AT YOUR EXPENSE.

GARAGE DOOR TRAGEDY

(From a recently published news story out of Indianapolis)

Recently (THIS DID NOT IN OUR HOA) a 13-year-old boy died when a board used to prop open a garage door gave way and the door came down on his neck. The 13 year old was playing with his skateboard when the two-by-four propped under the garage door to keep it open, dislodged about 11 a.m. Thursday and he became pinned under the door.

Police said the 13 year old was trapped for as long as 15 minutes before a relative found him on the floor of the garage. He was taken to the hospital and pronounced dead a short time later.

"The springs were old and needed to be replaced and would no longer hold the garage door open".



Don't wait until the springs on your garage door get so old and worn out that they no longer hold open the door, replace them before they

create a horrible accident.

The hardware on your garage door is the responsibility of the homeowner, please don't let what happened above happen here! If your door is not staying open or is not staying as wide open, check the springs, you need to replace them now.

Though this was not in our community, there ARE residents that do prop open their garage doors the same way and are creating a very dangerous situation for anyone happening to be in the area when those springs give out.

Replace the springs on your garage door if you are doing the above to keep the door open, **it's time for new springs.**



Garage door hardware—who replaces when worn out? (Reprinted from our Rules & Regs)

County law and the Association Bylaws state that garages may be used for parking vehicles and storage only, and shall not be converted for living or recreational activities. Also, they are not to be used as playrooms, workshops, mechanic's sheds, offices, sleeping quarters, dog kennels, etc. Remember - garages are Common property.

Garage doors should remain closed and locked at all times, and opened only when entering or leaving the garage. Garage doors must be closed quietly. Slamming garage doors is damaging to the door and building, as well as annoying to the neighbors. If a resident damages a garage door or building, they will be responsible for all repair or replacement costs.

Electric openers are intended to open and close the garage doors for the entry or exit of vehicles from the garages. The openers cause noise and vibration when in use and can cause a disturbance to other residents, especially to residents of the upstairs units directly over the garages. Please use the electric openers with regard for other residents in your building.

GARAGE DOORS OPENERS MUST BE PROFESSIONALLY INSTALLED AND ARE THE HOMEOWNER'S RESPONSIBILITY.

GARAGE DOOR SPRINGS ARE THE RESPONSIBILITY OF THE HOMEOWNER.

Residents are not allowed to store dangerous, combustible, or flammable products in their garage including but not limited to paint, paint products and solvents.

New parts can be purchased at Home Depot or Lowe's.

Recently a tenant of an of an offsite owner told me the woodn garage door was too heavy for his opener, and I pointed out to him that was an issue with the opener or the springs, and the responsibility of his homeowner. He stated his neighbor had the same problem, and I stated yes, apparently both homeowners need to take care of their rentals.

Are residents in your building doing auto repairs in their garage in YOUR building?

If this concerns you, and it should, report it to Amber Property Management—**949-429-5831**

(Names are ALWAYS kept confidential)

customerservice@amberpm.com

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DO NOT MOVE, YOUR VEHICLE MAY BE TOWED AT YOUR EXPENSE.



THIS IS BEING DONE TO EACH PARKING STALL TO PREVENT VEHICLES FROM PARKING ON SIDEWALKS, MEDIANS AND TO PREVENT FURTHER DAMAGE TO OUR SPRINKLERS.

THANK YOU FOR YOUR ANTICIPATED COOPERATION!!

UPDATE TO THE SEPTEMBER NEWSLETER PARKING SPACE LOTTERY INFORMATION

This is an update on the number of spaces that will be available for lease. If you are an offsite owner, this may be of special interest to you! If you want to purchase a lease to add to your rental unit, you could consider raising the rental fee to include the extra parking space for your tenants. We have a total of 14 additional parking stalls (by the time you read this, there may be less due to the lottery) will be restriped the last week of October, be sure to watch for notices placed on cars and tape to mark the areas that will be restriped.

There will also be some asphalt repairs and in those parking stalls that have not corrected the dripping of engine oil onto the asphalt, we will be doing repairs and charging the owner of the parking stalls back for the damages created.

Everyone was notified when the slurry coat was applied and oil damaged spaces were corrected to make sure it did not happen again.

14 Additional Proposed OPEN Parking Stalls:
1 across from 26124 Via Pera
2 across from 26164 Via Pera
3 across from 23055 Via Pimiento
2 near 22942 Via Cereza– 22992 Via Cereza
1 in front of 22942 Via Pimiento
1 near 22878 Via Pimiento
1 near 22904 Via Pimiento
3 across from 22933 Via Cereza

Everyone has had time to repair their vehicles or park them off property if they could not fix the leaks. That having been said, and everyone noticed, your account will be assessed for any damages and they will be repaired when the striping is done at the end of October.

Notices will NOT be placed on garage doors, they will be placed on the vehicles parked in the areas that will be worked on, so again, watch for the notice from Inline Construction.

If your vehicle is not moved according to the date and time on the notices, you will be towed at your own expense. If you are going to be out of town, you must make arrangements to have your vehicle out of your parking space in those areas that are being updated. It is your responsibility to watch for the notices, the HOA is not responsible to come to your door and wake you up, or remind you. If you have any questions, contact Amber Property Management. The lottery picks and Assignments were done at

the Sept. 4th board meeting.

Additional parking spaces will NOT take away your already assigned parking stall. The property has been re-measured to find extra parking in an attempt to accommodate some of our parking issues.

We have many residents that feel they need additional parking, when our community was built it was not meant for as many residents as we now have, so years ago, the parking in the parking lots and on the street was quite adequate. Today, with so many people doubling up in their condo's, there just is not enough parking.

The board with the help of Inline Construction has been able to identify the 14 parking spaces listed.

If you want one of these spaces, please send your request with your name and address, you MUST be a homeowner of record and in good standing with the HOA (current on your assessments) to qualify and you must be using your garage for the intended purpose as stated in the CC&R's. You may not be using it for living space, recreational area, mechanics works shop, office, or storage. You must be able to park one car inside and one in your currently assigned space.

NEW PATROL SERVICE COMPANY—SAME PATROL OFFICER



COURTESY PATROL SERVICES IS THE NEW PATROL COMPANY, YOU CAN SAFE LIST A GUEST VEHICLE, CALL FOR NOISE AND OTHER ISSUES, JUST LIKE AL-

WAYS. HOWEVER, PLEASE MAKE SURE YOU HAVE THE NEW NUMBER FOR THE NEW COMPANY:

855.775.4222

To safe list guest vehicles:

<http://www.courtesypatrolspecialists.com/Courtesy>

**IF YOU HAVE A LIFE THREATING OR
FEEL IT IS, EMERGENCY**

ALWAYS DIAL

911

Wood Trim Repairs are being done to our buildings, Ken Hopfel Construction has been working on this project for several months. Please allow access to the areas they need to do their work when you are notified. This is a normal maintenance project and must be performed to remove the old dry rot, termite damaged wood from our buildings.

LANDSCAPE REPAIRS AND UPGRADES

SOFTSCAPES WILL BE DOING REPAIRS TO AREAS THAT HAVE BECOME RUNDOWN FROM OVERUSE AND UPGRADES IN AREAS THAT ARE STILL IN NEED TO UPGRADING. AT THE SAME TIME THEY WILL BE UPGRADING THE IRRIGATION AS WELL, PLEASE DO NOT BOTHER THEM BY REQUESTING SPECIAL PLANTS OR FAVORS.

PLEASE— DO NOT FEED THE RABBITS!

Those “cute” critters eat our grass, urinate and defecate (poop) on the lawns, killing these areas and making those awful HUGE yellow and brown spots on the lawn. They do not need further encouragement to destroy our landscaping.



IMPORTANT PHONE NUMBERS

CODE ENFORCMENT/POLICE - 949-770-6011

AMBER PROPERTY MANAGEMENT

M-T – 9-5 Office Closed 12- 1pm for lunch
Fridays 9-12

After-hours / Emergency

Phone: 949-472-5528

SUSPICIOUS ACTIVITY

COURTESY PATROL SPECIALISTS

Toll Free: 855-775-4222 - 24/7

SAFELIST GUEST VEHICLES ONLINE:

WWW.COURTESYPATROLSPECIALISTS.COM

BEGINNING JULY 28, 2013

RESIDENTS MAY NOT PARK IN GUEST PARKING

OR SAFELIST VEHICLES

CALL COASTAL TOWING - 949-380-7796

ASSIGNED SPACE TOWS— TOW FROM YOUR PARKING STALL-

WASTE MANAGEMENT - 949-642-1191

CALL FOR BULKY ITEM PICKUP OR NEW TRASH CANS

LIGHTS IN PARKING LOT OUT? CALL SCE 24-hour

Report to Customer Service line at

800-655-4555

ANIMAL CONTROL - BARKING/BITING DOGS ETC.

949-470-3045

IF YOU HAVE INFORMATION OF SOMEONE LIVING

IN A GARAGE? CALL:

CITY OF MISSION VIEJO & OC HEALTH DEPT. -

714-433-6000

ALL CALLS CONFIDENTIAL

SHOPPING CART RETRIEVAL - 800-252-4613

Suspect Child Abuse? Call 770-6011 for The Watch Commander & Ask For A "Welfare Check" All Calls Are Confidential

BOARD OF DIRECTORS

PLEASE DIRECT ALL CORRESPONDENCE TO THE BOARD OF DIRECTORS

THROUGH OUR COMMUNITY MANAGER:

JAMIE HACKWITH

27261 LAS RAMBLAS, STE. 100

MISSION VIEJO, CA 92691

Office—949-429-5831

BOARD OF DIRECTORS :

PRESIDENT - KATHY MIRAMONTES

SECRETARY - DIANE STEELE

TREASURER - SHERYL PIERCE

DIRECTOR - VACANCY

ARCHITECTURAL COMMITTEE:

MEMBERS OF THE BOARD

AVHOA MEETINGS ARE HELD

THE FIRST WEDNESDAY

OF EACH MONTH OR AS POSTED.

MEETINGS ARE HELD AT THE

COMMUNITY CLUBHOUSE,

23001 VIA CEREZA

HOMEOWNERS OPEN FORUM - 7:35PM

HOMEOWNERS ONLY ARE INVITED

DUE TO LIMITED SPACE,

PLEASE DO NOT BRING CHILDREN

NEXT BOARD MEETING

WED. OCTOBER 2, 2013

ALISO VILLAS HOA IS EXPERTLY MANAGED BY:



WHAT MAKES YOU LAZY, INCONSIDERATE PEOPLE THINK SOMEONE ELSE WANTS YOUR TRASH!? CALL WASTE MANAGEMENT AND REQUEST A BULKY ITEM PICKUP!

949-642-1191

