

FEBRUARY 2014



# ALISO VILLAS HOMEOWNERS ASSOCIATION



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## IT'S TIME!

Adding value to our property and beautifying our community has always been the goal of the AVHOA Board of Directors. Making our community an address you can be proud to call home. To date we have done just that and we haven't stopped yet! Beginning within the next 2-3 months you will start seeing the newest and longest awaited improvement to our community as the installation of new garage doors are rolled out! The board is excited to announce this news most of you have been waiting for a very long time to hear the time was actually here! I am very pleased to announce it's that time, finally!

Why did it take so long? Because most of our 106 buildings needed NEW roofs and with that project about to be completed, within the next month, we are now ready to tackle a new eagerly awaited project!

But PLEASE do not start calling Amber PM about the new garage doors. They will be done on a schedule, we are told they can do approx. 2 buildings a day and that is during the work week. I am giving a rough estimate, once we begin, the vendor will be around to inspect each garage for any installation issues. Such as cabinets with doors that will be blocked once the track goes in. I know in my own garage I will have to remove the cabinet doors from the cabinets that are built into the side of the garage. This is not really a problem to me, they can take off the doors, I will be happy happy to get a new bottom weather sealed garage door to keep out the leaves and dirt! It will also keep the garage warmer in the winter, when we have one!!

We'll let you know before this all starts in the March newsletter. Just giving you a heads up, if you have overhead storage, you will have to remove it. If you do not have a garage door opener, you will need to purchase one. If you have one, it will work with the new system. You will still be responsible for the spring on the new doors and any damages to the doors, but your assessments are paying for the doors, NOT openers. However, the vendor is offering good pricing due to the size of the job. To give you an idea of the pricing:

### GARAGE DOOR OPENERS: (if requested)

Linear LD033 BELT DRIVE 1/3hp Garage Opener Incl: 2 Transmitters, safety beams	\$295	per unit
Liftmaster 8355 BELT DRIVE 1/2hp Garage Opener Incl: 2 Transmitters, safety beams	\$345	per unit

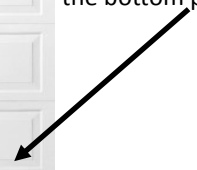
Now is the time to purchase a garage door opener if you do not have one, and again, if you have a working garage door opener, they will work on the new doors. The vendor will re-connect your existing garage door opener after installing the new door, but they nor the HOA is responsible for them., this is being done as a courtesy to the HOA. If your garage door is held open with a pole, you WILL have to purchase an opener.

The doors will be white, they will have an oversized vent at the bottom of the door and no windows. There will be no handles or other hardware on the outside of the door. If you wish to install an access device on the outside of your door, you must submit an architectural request the same as any other addition to the outside of the building.

ALL doors will be the same, there are no special requests for different doors, please cooperate with the board, Amber Management and our vendor to make this project go smoothly. It is anticipated it should be completed by Sept. or October this year. If you will not be home when they are in your area, you will need to make arrangements to have someone home, or possibly be moved to the end of the list, meaning your garage door might not



be installed for several months after the rest of your building. They will look very similar to the one here, but with a vent in the bottom panel,



Happy Valentines  
Day!!



## **LANDSCAPE RENOVATION QUESTIONS:**

Many residents have been asking when we are going to be planting the areas the old plants were removed from. Softscapes The Art of Landscape will be replacing plant material over the next couple of months, beginning in March, with drought tolerant, low water, Native Calif. Plant material. Most of what we removed were plants that required more water and upkeep, we chose to eliminate most of them and keep what you see in the areas where plant material has been removed.

The goal is to refresh our landscaping, cut watering costs and still maintain the property in an attractive state. I was asked if we are removing grass and putting in rocks. NO, we will not be removing the grass and putting in rocks. We MAY use some large rocks as accent points in the landscaped areas, but we are keeping our lawns. **Grass Is Nature's Air Conditioner:** Trees seem to get all the credit for naturally cooling the air because they provide shade, but grass lowers surface temperatures through "evapotranspiration" which is a process similar to that used by old-fashioned evaporative coolers ("swamp coolers") for home air conditioning. On a hot summer day, lawns will typically be 30 degrees cooler than asphalt, 14 degrees cooler than bare soil and a huge 35 degrees cooler than artificial turf! Aside from just creating a comfortable setting, grass also reduces energy demand by lowering the ambient temperature around a home.

Bear with us while we continue to make improvements to our community.

## **WOOD REPAIRS:**

Are an ongoing program. If you have wood you feel needs replacing, you can contact customerservice@amberpm.com and let them know, give your address and the location. But, Ken Hopfel Construction is always watching out for these areas, so your troubled spots will be repaired in due time. Ken will be checking garage door jams for termite and dry rot damage before the garage doors are installed. We don't want any garage doors installed on a weak support system. And again, if you feel you have an area that needs attention, just put it in an email and send to [customerservice@amberpm.com](mailto:customerservice@amberpm.com)

**RETAINING WALLS:** Along the base of some of our slopes, we have started installing retaining walls to prevent the soil from continuing to slide into the parking areas. If you live in one of these areas, you know why this has become a necessity. Please let us know if you like them!

**PET PEEVES:** The problem is, no one ever says anything until a problem becomes an overwhelming issue. There are things that can be done if you are unhappy about people that yell obscenities in the common area, work on their cars in their garage in your building. And this one is a huge pet peeve of mine because they are not only breaking the rules of the HOA, they are also putting your family and home in jeopardy. And because I am an owner and own 1/424th I don't want to see my property destroyed! How about you??

You see it on the news, read it in the papers or online about homes that have caught fire and people killed because someone was so inconsiderate, and ignored the rules of their HOA or their better sense and worked on a car in a closed garage. **WHAT IS YOUR PET PEEVE?**

### Some FACTS ABOUT GARAGE FIRES:

An estimated 6,600 residential building garage fires were reported to United States fire departments each year and caused an estimated 30 deaths, 400 injuries and \$457 million in property loss.

- Residential building garage fires are considered part of the residential fire problem and comprised about 2 percent of all residential building fires.
- Fires originating in residential building garages tend to be larger and spread farther than fires that start in other areas of a residence.
- Of residential building garage fires, 93 percent occurred in one- and two-family residential buildings.
- The leading causes of residential building garage fires were "electrical malfunction" (16 percent); "other unintentional, careless" action (15 percent); and "open flame" (11 percent).
- Residential building garage fires occurred most often in the colder months of January and December (at 10 percent each). Additionally, residential building garage fires also peaked in July at 10 percent.

Plus, our rules and regulations forbid the working on vehicles in garages, so even if you close the garage door, you are still in the wrong and could be fined.

If someone in your building works on cars in their garage, let the HOA know so it can be stopped and the violators fined.

That is the **ONLY** way we can stop this practice before we have another fire and this time someone could be severely injured.



**FOR LIFE THREATING  
EMERGENCIES ALWAYS  
DIAL 911**

**RESIDENTS OF  
ALISO VILLAS II WILL BE  
TOWED IF FOUND PARKING  
WITHIN OUR PROPERTY**

### **Grocery Baskets:**

We seem to be seeing more in the community, were you aware it is against the law to remove grocery baskets from the store property? Beware! And when you see one call: **SHOPPING CART RETRIEVAL - 800-252-4613**

We hear it all the time, and see the results of “there is nothing to do here”, BUT were you aware the City of Mission Viejo has FIFTY TWO (52) parks within the boundaries of our city? From Avery Parkway on the southern most tip to El Toro at the North end, there are 52 BEAUTIFUL parks with plenty to do! Some are walking trails with as much as 82.4 acres! That is one long walk! Many right in our own backyard such as:

#### **Seville Park**

Make a right off Via Nuez onto Trabuco and make a left at the light across from Glen Yarmo school and go a short distance to the park on the right with all kinds of play equipment for kids the to play on.

The Wilderness Glen has 82.4 acres of walking trails, and that is directly between our community and Los Alisos. Some parts are fairly remote, but most of the Glen is open and beautiful, I used to walk my dog along those trails. Just be sure when you are accessing any of the wilderness areas in the county, you play it smart and don't go alone, they ARE after all still wilderness areas and wild animals do live there also.

You can look these any 50 other parks via the interactive map online at:

<http://cityofmissionviejo.org/departmentpage.aspx?id=2782>

Start checking out these great parks now, so when you hear that there is “nothing to do around here” scoop them up and take them to a city park to run and play off all that excess energy!

### **ADDRESS SIGNS:**

New Address are being reviewed and request for bids will be going out to the same sign company that created our monument signs on either side of the street on Via Pera.

This will be another enhancement for the community, as our old brown signs are worn, weathered and just plain old ugly!! Time to look at new signs with reflective lettering so address may be seen at night.

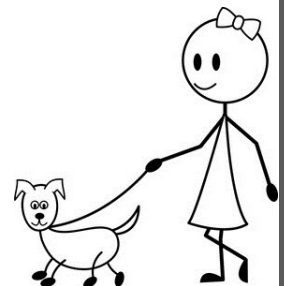
**Joe of Courtesy Patrol Specialist is hired by the HOA, he has a job to do and if he does not do it, someone else will. So by acting out because you don't want to follow the rules, you are only making a fool of yourself. When you curse at him or try to run into his patrol car, you could be facing legal action. How would you like to be treated with such little respect as you give to him? He is one of our vendors, be respectful of him. He has no personal agenda, but he does have a job to do. Those people that give him the worse time, know who you are and why this notice is posted. Watch out....because of your actions, he has every right to press charges and he will do it.**

**ADDRESS NUMBERS ON GARAGE DOORS:** FYI, IF YOUR ADDRESS NUMBERS ARE IN THE MIDDLE OF YOUR GARAGE DOOR, THEY WILL BE RELOCATED TO THE SIDE WALL PRIOR TO THE INSTALLATION OF THE NEW GARAGE DOORS.



### **PET MAINTENANCE REMINDER**

Animal waste transmits disease, is a nuisance to others, and is a violation of the community's Rules and Regulations. The Association provides doggie bags & trash receptacles throughout the community for residents use. Please be a responsible pet owner and pick up after your pets when walking throughout the Aliso Villas community. And toss your poop baggies in the NEW TRASH cans that have been installed for your convenience. Thanks!



## REMINDER

ALL HOLIDAY DECORATIONS MUST BE  
REMOVED BY JANUARY 31, 2014



## AVHOA TREE TRIMMING

SOFTSCAPES will be continuing TREE TRIMMING until completed. Heavy winds have made them have to revise their schedules. So as WEATHER PERMITS they will be working to complete the trimming throughout our community.

PLEASE MOVE YOUR CAR IF YOU SEE THEY ARE TRIMMING TREES IN YOUR AREA OR ALONG THE STREETS. IF CARS ARE PARKED IN THE WAY, THEY WILL NOT BE ABLE TO WORK IN THAT AREA UNTIL MOVED.

### IMPORTANT PHONE NUMBERS

CODE ENFORCEMENT/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

RESIDENTS MAY NOT PARK IN GUEST PARKING

OR SAFELIST THEIR 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

WEDNESDAY, FEBRUARY 5, 2014!

ALISO VILLAS HOA IS EXPERTLY MANAGED BY:



OFF SITE OWNERS - REMEMBER.....

IT IS YOUR RESPONSIBILITY TO MAKE YOUR

TENANTS AWARE OF THE RULES OF ALISO VILLAS HOA. YOU ARE

RESPONSIBLE FOR YOUR

TENANTS AND THEIR GUESTS.

