

# The Aliso Adviso

Homeowners Community Newsletter

Winter 2008

Volume 1, Issue 1

## WELCOME TO THE COMMUNITY

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Welcome to your first Aliso newsletter, a vehicle we hope will assist in the regular communication of important community information. If there is something you would like to see included here, please contact our editor, Anthony Guthmiller of Lot 28, (818) 488-1502; [aguthmiller@aol.com](mailto:aguthmiller@aol.com).

We especially would like to know the kind of activities you'd be interested in doing as a neighborhood: hikes, dog gatherings, social nights, etc.

We are also compiling a contact list with names, phone numbers, and email addresses. This comes in handy when something happens in the neighborhood, even if it's just to call your neighbors at 9:30pm to let them know their garage door is open!

This newsletter contains some very important information about our Annual Meeting (at which some significant HOA decisions are made by those residents who show up), rules in our CC&Rs that may directly affect you, and some general safety & security items.

Please note that this is not the official newsletter of the HOA, but it may become that at some later date.

Happy New Year, welcome to the community, and congratulations on joining our exclusive neighborhood!

- Anthony

## LANDSCAPING & HOME IMPROVEMENTS

Congratulations on your new home! Now it's time to plan your back yard landscaping, and perhaps even spruce up your front yard too!

Many of your neighbors can provide excellent referrals and advice about how to make this process as simple as possible. Being aware of unusual issues like your Equestrian Access and Abandoned Oil Well Clearance can prevent a lot of headaches.

Our CC&Rs require that you submit an Architectural Application with all your adjacent neighbors' signatures before starting work. Once received, the Architectural Committee will give you a response within thirty days (per CC&Rs Article VI, §4) or your submission is considered approved by default.

The CC&Rs also require approval of items such as water softeners, solar panels, and anything that may block views or be visible from Association property.

The HOA Board recommends playing it safe and even getting approval for work done *inside* your house! This will help you avoid voiding your home warranty that K. Hovnanian provides.

We look forward to seeing your "vision" and thank you for making those improvements that contribute to raising our collective property values! We hope all homeowners will work hard to finish their landscaping quickly so that our community will look clean and finished.



## Aliso Homeowners Assoc. Annual Meeting

Your HOA Annual Meeting will occur on **Wednesday, March 5th** at **7:00pm** in **Model 2**. A regular HOA meeting will follow per Bylaws Article VI, §5.

At this meeting, you will elect two homeowners to the HOA Board—the people who make up the governing body of our community. The current HOA Board has three K. Hovnanian employees and one homeowner.

Three homeowners are currently on the ballot, including the incumbent. Nominations from the floor may add more candidates at the last minute.

You should receive your official ballot and notice of the Annual Meeting from Euclid Mgmt on or about February 8th. The three Hovnanian candidates will be elected automatically, and only two of the homeowner candidates will win spots on the Board. Each household has one vote per open Board position, but you may only use one vote per

candidate since the voting system is not cumulative per Bylaws Article II, §6. So please be aware that voting for more than 2 homeowner candidates won't result in more than two winning.

If you do not wish to mail in your ballot and you cannot attend the meeting in person, you may ask someone to represent you at the meeting via a written proxy, per Bylaws Article V, §11 and California Civil Code §1363.03(c)(4)(d). Please note, however, that there is no official proxy form because recent changes to state law do not require an HOA to distribute them. Also, your vote still must be made via the secret ballot form you received in the mail.

**Important:** This meeting is not a forum to voice questions or concerns you may have about K. Hovnanian! They can only legally field such items at a Builder's Forum that frequently follows regular HOA meetings.

### **Did you know?**

*The Aliso Development used to be a part of actor James Cagney's ranch*

### **Bylaws: Article II §3(a)**

*The [Homeowners] Association shall have two (2) classes of voting membership:*

#### Class A

*"...[Residents] shall be entitled to one (1) vote for each Residential Lot owned..."*

#### Class B

*"...[K. Hovnanian] shall be entitled to three (3) votes for each Residential Lot owned..."*



## Excerpts from your CC&Rs

Does your dog bark outside when neighbors are sleeping, or ever escape from your yard?

Please be aware of **Article V, §13** which states, "No pets shall be allowed to make an unreasonable amount of noise or otherwise become a nuisance." Per that section, "the Board shall have the right to require the removal of any pet, which...constitutes a nuisance or unreasonable annoyance."

Do you leave your garbage cans in front of your house?

Please be aware of **Article V, §15** which states, "All rubbish and trash storage...shall be kept screened and concealed from view."

Is your yard unkempt or still just a dirt pad?

Please be aware of **Article V, §17** which states, "No portion of a Residence or the Residential Lot landscaping viewable from the Association Property or an adjacent Lot shall be permitted by the respective Owner to fall into disrepair. [...] Such exterior portion of a...Residential Lot landscaping shall, at all times, be kept in good condition...and, where applicable, adequately painted or otherwise finished."

Do you have a commercial sign in your front yard?

Better read **Article V, §5!**



## Security Concerns and Recent Issues

### Neighborhood Watch Program

The recent attempted break-ins of Lots 29 and 14 on December 30, 2007 demonstrate the importance of increased awareness amongst ourselves, especially after dark.

In this instance, a neighbor called the police who successfully stopped the intruders from breaking in and damaging the residences.

Representatives from the Police Department's *Neighborhood Watch* Program will be attending the Annual Meeting on February 13, 2008. One component is an Incident Report that we will implement for use by law enforcement agencies.

If you notice something "out of the ordinary" happening, please contact Anthony or Vince at (818) 488-1502 or at [vbuenr6991@aol.com](mailto:vbuenr6991@aol.com) until the community selects a Neighborhood Watch Captain.

### Security Cameras

You may have noticed that SST and K. Hovnanian have installed cameras with night vision both at the entrance of the development and at the intersection of Longacre Avenue and Oldenberg Lane (down by the newly-built homes). Give them a big thanks!

## High Wind Alert

Part of living by the foothills is the high winds we experience during the winter months. The good news is that we only have a month or so left this year of the winds!

On trash days (Mondays), please reconsider putting your trash cans out if you think the wind may blow them

### Gated Community

The topic of becoming a gated community has arisen several times. It was not part of the plan when Aliso was created, but we are forming a committee to explore the issues involved with gating our community.

If you would like to be a part of this committee, please contact Anthony Guthmiller at (818) 488-1502.

### Sales Office Update

There are still 19 homes available, plus the models are for sale with a lease-back option. *Phase 3* is almost sold out and *Phase 4* is progressing nicely. Don't forget that if someone you referred purchases a home, you can receive \$5,000 from K. Hovnanian (when certain criteria are satisfied).

### Plastic Covered Dirt on Sesnon Blvd

Have you wondered what those plastic-covered piles of dirt were on Sesnon Blvd just east of the entrance to our development? We learned at the Builder's Forum following the last HOA meeting that—as a condition of getting approval to build our Aliso development—K. Hovnanian agreed to repair years worth of erosion in the canyons where Sesnon Blvd was extended. This is currently underway.

over and down the street. This way, we can avoid having the containers and their messy contents scattered throughout the lower neighborhood, causing damage and upsetting your neighbors.



### **Did you know?**

There used to be an oil well on our site





## **IMPORTANT CONTACT INFO**

**Aliso Sales Office**  
(818) 832-8161

**Euclid Mgmt.**  
- Vanessa Brookman -  
(661) 294-5270 ph  
(661) 294-5274 fax

**Emergencies: 911**  
**Non-emergency: 311**

**Animal Control**  
(213) 485-8405

**Editor**  
- Anthony Guthmiller -  
(818) 488-1502  
aguthmiller@aol.com

**Dept Water & Power**  
(818) 342-5397

**The Gas Company**  
(800) 427-2200

**City Hall**  
(818) 756-8121

## **Your Homeowners Association (HOA)**

What is a Homeowners Association, and why should I care?

Living in an HOA is sometimes a mixed blessing. Generally, property values can be much higher and the common areas are well-maintained. However, residents frequently argue with their HOA and can become frustrated with rules about which they were initially unaware.

HOAs are governed by a Board of Directors and managed either by the Board Members or by a third-party management company. In our case, Euclid Management handles the day-to-day details of our Association.

Eventually, as more homes close escrow, K. Hovnanian will transition their majority governance of the Board from their employees to us.

CC&Rs—the rules and bylaws of an Association—detail what each of us as residents can and cannot do...and what happens if we purposely (or inadvertently) violate any of them.

As much as most people don't like to be told what to do, the CC&Rs (Conditions, Covenants, Restrictions, Reservations, and Easements) do impose rules that apply to our living here in the Aliso Development. These were some of the conditions you had to accept in order to purchase your home, and the law assumes that you read and understood them at the time you signed your closing papers.

We will periodically focus on different rule sections from the CC&Rs to help explain what they mean and how they could affect you. (See the bottom of Page 2 for this month's list.)

If you have not read your CC&Rs and Bylaws, we strongly recommend it so that you aren't surprised when an issue arises. We wouldn't want *anyone* to lose a pet, have a lien put on their property, or lose voting privileges simply because one wasn't aware of a rule he/she was breaking.

