

The Aliso Adviso

Homeowners Community Newsletter

Summer 2008
Volume 1, Issue 2

SUMMER IS HERE!

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Welcome to Summer! This is our second community newsletter and will hopefully be as helpful and informative as our first. To all of the new homeowners currently moving into Phase III, welcome to Aliso!

Since our last newsletter, we've had an annual meeting, an election of new board members, and more home sales.

Again, if there is information that you'd like to see in the newsletter or have questions, please feel free to contact Anthony Guthmiller of Lot 28 via email at aguthmiller@aol.com or at (818) 488-1502.

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.

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

- Anthony

ANNUAL MEETING UPDATE

The Homeowners Association Annual Meeting occurred on March 18th and resulted in the following updates.

- Discussion regarding the process for amending CC&Rs and Bylaws
- Home sales update
- Request for clarification of common areas in the development
- General development maintenance issues such as unsecured trees damaged by wind and street lights
- Board member election results:

Jeff Vatter (K. Hovnanian)

Jim Norum (K. Hovnanian)

Paul Niumata (K. Hovnanian)

Drew Jones (K. Hovnanian)

Gabriel Assor (Homeowner)

LANDSCAPING & GARDENING

Congratulations to all the homeowners who have invested in their properties with the addition of pools, hardscaping, and additional landscaping. It's making our neighborhood look great and increasing all of our property values.



Neighborhood Watch Program Update

Representatives from the Los Angeles Police Department and the local Neighborhood Watch program were represented at our February HOA meeting. Those who attended had the opportunity to sign up for regular e-mail updates. A monthly meeting is

held each third Thursday of the month at St. Euphrasia Church. If you are interested in participating in this program, please contact Vince Buenrostro at vbuenr6991@aol.com or at (818) 488-1502.

K. Hovnanian Sales Update

Your builder reports that there are only three unsold homes available now, which include models #1 and #2. Phase IV is almost sold out, while Phase V is underway (as you can see at the entrance to our community). The sales office has relocated into

model #1 now that construction has begun on Caspian Court. Hovnanian projects that they will complete our development within the next 7-10 months. Don't forget that if someone you recommended purchases a home, you can receive \$5,000!

Trash Cans

We're all familiar with the multi-colored trash cans we see throughout the city. We also know that our designated trash day is Monday.

But did you know that it is the law that trash cans are not to be put out prior to 6:00pm the night before the designated day? The stated reason is that the cans constitute a road hazard for drivers on the street.

Of course the other reason is that aesthetically, they're not the most attractive things to look at.

Try to keep this in mind the next time you plan on putting your trash cans out to the curb.

Cars in Driveways

Did you know that it's against the law to have your car blocking a sidewalk, and that you can be ticketed for such? In addition to this, it leaves you open to potential legal action.

For example, if someone is injured (even if it is *their* fault) by your car blocking the driveway (even if it is in front of your own garage), you could be held liable.

We would also like to ask that all homeowners please park in their garages if adequate space is available. The number of cars parked in driveways and on the street has multiplied significantly, and it makes the community look congested. If you do need to park on the street, please park on *your* side of the street and not on the opposite curb. Thank you!

Did you know?

The city of Granada Hills actually began as "Granada," the result of a contest to find a name for this newly formed community. The name "Granada" was finally chosen on April 18, 1926 because of our physical and climatic similarities to Granada, Spain. The U.S. Postal Service asked the town to change its name to avoid confusion with the town of Grenada in northern California, which is how it came to be Granada Hills.



Areas Surrounding Aliso

You may not be aware of it, but one of the conditions that K Hovnanian promised to satisfy in order to build this development was to restore, and in some cases repair, the surrounding habitat to its former condition. If you've hiked on any of the paths

around the development, specifically on the west and south sides, you'll see evidence of all the grading, planting, and nature wildlife zones that continue to be implemented around our community.



Please Vote for the CC&Rs Amendments!

All homeowners will be receiving a packet from Euclid Management that asks you to vote on some amendments to our CC&Rs. Please remember to send in your ballot to help us achieve a quorum at the Special Meeting, or we'll have to run the voting a *third* time, which costs all of us money!

You can vote for each amendment separately, so if you don't agree with a particular item, you can reject it while still voting for the rest. Obviously, we hope you'll approve all of them, but that's your prerogative.

Stay involved and help to make the rules fair and beneficial for everyone!



Say hello to Peanut! This perky Miniature Pinscher resides in Lot 28 on Shetland Pl with Anthony & Vincent.

Since so many of us have dogs, we'd like to feature a couple of our neighborhood poochies in each issue. This will help if you happen to see one wandering around, having escaped its owner's yard! And it's a wonderful ice-breaker: go ask your neighbor for a doggie play date!



Say hello to Kiba and Menchi! These Cavalier King Charles Spaniels, brother and sister, live in Lot 9 on Longacre Ave with Eric & Stacey.

Did you know?

"Granada" in Spanish means "pomegranate"



IMPORTANT CONTACT INFO

Aliso Sales Office
(818) 832-8161

Euclid Mgmt.
- Jeri Mupo -
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Emergencies: 911
Non-emergency: 311

Animal Control
(213) 485-8405

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(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 (CC&Rs) 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 documents.

We will periodically focus on different rule sections from the CC&Rs to help explain what they mean and how they could affect you.

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 face a hearing, have a lien put on their property, lose a pet, or lose voting privileges simply because one wasn't aware of a rule he/she was breaking.

