

The Aliso Adviso

Homeowners Community Newsletter

March 2009

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HOA Annual Meeting & Election

It is that time of year when the Aliso HOA (Home Owners' Association) invites you to our annual meeting on March 25, 2009 at 7:00 p.m. hosted at Anthony & Vince's home, 18528 Shetland Place (lot #28).

This meeting is important because you will be electing the new board members whose role it will be to govern our HOA in the coming year. You will also have the opportunity to meet and interact with some of your neighbors.

Some of the issues the HOA Board is actively involved in are:

- Security & safety of the community
- CC&Rs compliance to ensure improved property values
- Strategic & Priority direction of the community
- Transition from K. Hovnanian to the Homeowners Association
- Landscaping issues such as trees, common area maintenance, and surrounding hillsides
- Financial oversight, which includes member assessments (6 homes are currently delinquent) and 3rd-party contracts (i.e., our management company, landscaping, legal, and maintenance)

You should have received two separate ballots in the mail recently.

One ballot includes the names of the ten candidates who are running for the HOA Board. You are also asked to vote on last year's minutes and on an IRS revenue ruling.

There are seven Aliso homeowners and three K. Hovnanian employees running as candidates for the board.

Every eligible homeowner can vote **once each** for up to **five** candidates (i.e., one vote each per candidate, but for no more than five total candidates).

K. Hovnanian, on the other hand, can vote **nine times each** for up to five candidates because they have three homes that haven't closed escrow for which they are given three votes each.

For this reason, we are encouraging you to support only Aliso **homeowner** candidates with your votes and not the builder. Please vote for those candidates you feel will take an active and positive role in our community.

In addition to the election ballot, you should have received a ballot for your vote on some proposed changes to our CC&Rs and By-laws. These include the same amendments that were voted on at a special meeting last year. (Even though a two-thirds majority of homeowners voted in favor of them, the proposed amendments failed due to some technical irregularities on the part of K. Hovnanian.)

The amendments are being put forth again in the hopes that we can pass them **this time!** A quick overview of these changes is on the next page.





IMPORTANT CONTACT INFO

Aliso Sales Office
(818) 832-8161

Euclid Mgmt.
- Linda Jagoe -
(661) 294-5270 ph
(909) 981-4131 ph
(909) 608-2288 fax
lindaj@euclidmanagement.com

Emergencies: 911
Non-emergency: 311

Dept Water & Power
(818) 342-5397

The Gas Company
(800) 427-2200

City Hall
(818) 756-8121

Councilman Greig
Smith (District 12)
(213) 473-7012

Granada Hills North
Neighborhood Council
www.ghnnc.org

Animal Control
(213) 485-8405

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

Please vote for the proposed amendments!

You should have received two ballots in the mail from Euclid Management by now. One of these ballots is for you to vote for a group of amendments to our CC&Rs/Bylaws that didn't pass last year due to an unfortunate procedural error that occurred at the meeting.

These proposed amendments were drafted with input and feedback from as many homeowners as we could find to talk to. You can see all the proposals as a color Adobe Acrobat .pdf file at www.alisohoa.com/amendments.

The amendments include important corrections of many typos and grammatical errors in our original documents, plus the removing of some illegal and/or silly restrictions, such as requiring Board approval for satellite dishes, not allowing SST alarm signs, allowing the Board to charge a *lot* of money for a landscaping application, and even preventing a spouse or domestic partner who isn't on a home's Title from voting or serving on the Board. Those rules will all be struck.

These amendments also add some guidelines and rules that should help everyone be on the same page when it comes to landscaping, windy trash days, parking, and further subdivision of a property. These new provisions will help us maintain property values (as best we can in this economy) and keep the neighborhood looking great for everyone.

Obviously, you may have concerns, questions, or be ambivalent about these changes. We encourage you to contact Eric or Anthony if you're at all curious as to why voting YES on these

particular amendments may be in your best interest.

We can explain exactly what all the legalese means to you, and discuss the realities of implementation and enforcement.

Some of the language may not mean what it appears to mean, and you may not be aware of the circumstances that convinced us certain provisions needed changing.

If you have *any* questions or concerns about these amendments, please contact Eric at 12458 Longacre Avenue: (818) 360-9439, or Anthony at 18528 Shetland Place: (818) 488-1502.

1) We ask that you vote **"YES"** on these amendments! We need 67% in favor to guarantee passage, so your ballot is very important!

2) We also ask that you don't mail your two ballots to Euclid since some ballots were misplaced or never received at last year's special meeting. Instead, please either bring your ballots in person to the March 25th meeting, give to an attending neighbor, or drop off your signed and sealed ballots at 18528 Shetland Place any day prior to the meeting.

3) Please remember to sign the outer envelope! (At least 1 ballot was not counted in the last election because a voter didn't sign in the upper left corner of the envelope.)

Eric and Anthony will be walking around the neighborhood to encourage everyone to vote, so please be on the lookout! ☺