

The Aliso Adviso

Homeowners Community Newsletter

July 2009

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Brush Clearance Courtesy of KHov

K. Hovnanian reported to the HOA Board that all City-required brush clearance in the canyon is the Association's responsibility, not individual homeowners. But because KHov has not yet turned over those 200-ft buffer zones to the HOA, those areas will be demarked and cleared by the builder.

Individual homeowners should *not* clear this brush themselves (nor hire any contractor to do so) because these areas have an easement that could present liability problems in the case of injury, slope erosion, encroachment on other property, or disturbance of protected wildlife.

Because KHov is performing fuel mitigation this year, the Association will avoid a large expense that our budget did not anticipate. However, we will have to include those projected costs in future budget forecasts, and that may impact assessments. For updates, please attend our monthly HOA meetings.

If the Fire Dept has requested brush clearance from any resident's property not located on the canyon ridge, then those internal areas may be the respective homeowners' responsibility. Please check with Euclid Management to be sure.

Unpaid Monthly Assessments

Currently, the Aliso Homeowners Association regrets to report that a few homeowners are significantly behind in their monthly assessments payments. As a result, the HOA has a collections deficit equal to almost *one entire month* of income from all 45 homes.

So that we can continue to fund common-area maintenance, legal fees, brush clearance, community insurance, management company fees, meeting costs, street light upkeep, document costs, mailing costs, and everything else for which the HOA pays in order to keep our community safe and looking great, we need every homeowner to **please pay monthly HOA dues in full and on time**. Once K. Hovnanian turns over the remaining areas to the HOA, we will need every penny!

Homeowners who don't pay their assessments effect *everyone* who lives here. Because we're only 45 homes, every homeowner's contribution is even more important than in larger communities. The current deficit, if collected, would pay for almost thirty months of community insurance, fourteen months of management company fees, or nine months of common-area maintenance.

If everyone doesn't contribute, then assessments may have to increase to cover the deficit and the Association will ultimately have to initiate foreclosure proceedings against offenders' property, and possibly even go to court.

The Association realizes the economy isn't great and that some homeowners may have very tight budgets. While we must perform our fiduciary duty by looking out for the interests of the Association first, we will do our best to work with delinquent residents, but *only* if they communicate with us and respond to our notices. In the absence of such communication, our only recourse is legal.





IMPORTANT INFO

Euclid Mgmt.

- Linda Jagoe -
(661) 294-5270 x1811 ph
(661) 294-5274 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

Your HOA Board

- Jim Norum -
jim@alisohoa.com
- Eric Rosenberg -
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- Bobbi West -
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Update on Community Issues

- Board meetings are held on the second Wednesday of every month at 7:00pm. The location of each meeting will be posted at the mailboxes a few days before the meeting.

- City-imposed water restrictions are in effect. Homeowners may only water on Mondays and Thursdays during the 12:01am - 9:00am & 4:00pm - 11:59pm windows of opportunity. Your water bill will now show new tiers of use which get progressively more expensive.

Due to the water restrictions, we have instructed Euclid Mgmt to take into consideration the consequences of these restrictions before sending out any violation notices to otherwise conscientious residents.

Also, the Board has approved the use of certain artificial turfs in homeowners' landscaping. (NOTE: You must submit an Architectural Plan to the HOA prior to any work being done, including the installation of artificial turf in the front.)

- The Association has installed solar lights at the mailboxes for safety.

- We have also installed an encased bulletin board at the mailboxes for disseminating HOA information.

- KHov's final home is expected to close by the middle of July. Shortly after that, the builder expects to turn over all common areas to the HOA.

- After receiving bids from 3 different companies, Landscape Development (LDI) was awarded the contract (at \$940/mo) to maintain the current HOA common areas. (NOTE: Once K. Hovnanian turns over the remaining areas, that amount will increase.)

- Remember that a homeowner *must* submit an Architectural Application to the HOA and receive approval before commencing any work on the exterior of his or her property. Any homeowner who, prior to receiving such approval, installs new landscaping, hardscape, home extensions, paint, etc. that is in view of common areas or an adjacent neighbor's lot will receive a violation notice from Euclid Management. If unresolved, violators may be fined and lose their voting rights.

However, ongoing maintenance (such as changing one type of plant to another, changing the shape of your back yard planters, or replacing back yard grass with artificial turf) does not require your neighbor's approval nor submittal of an Architectural App.

- The HOA Board expects to form a new "Community Issues" committee that will deal with items such as security, gating the entrance, discussing possible ongoing egress with the owner of the private road at the bottom of Longacre, street cleaning, etc. If you are interested in that committee, or any of our other committees (Landscape, Architectural, Newsletter), please let one of our Board members or Euclid know.

- The recently-approved CC&Rs and Bylaws are now in effect. If you need a copy, you can see it on the alisohoa.com website or receive a copy from Euclid Management.

- For weekly crime statistics updates in our surrounding area, sign up for the ePolicing newsletter from the LAPD: http://www.lapdonline.org/e_policing