

# The Aliso Adviso

Homeowners Community Newsletter

July 2010

Volume 3, Issue 1



## Join the Discussion!

The Aliso HOA Board and our property management company, Ross Morgan & Company, Inc., encourage all residents to participate in your Homeowners Association by attending our regular meetings.

Since the Board is in charge of spending the \$196.00 you pay every month in assessments, don't you want to know how all those funds are used?

Are you concerned about security in the neighborhood? Have you had to deal with a mailbox break-in attempt? Do you see strange vehicles parked on Sesnon Blvd at odd hours? Is your yard overrun with rabbits, rodents, and snails? Have you seen people on those slopes behind your house and were concerned about their activities?

Do you want to know about and help influence community social activities such as "block parties," doggie play dates, and other mixers?

Have you noticed any problems in the community that you want the Board to address and resolve? Or perhaps have you seen a vendor doing a particularly good job and want to pass along your compliments so the Board knows to retain that contractor?

If you want to have a say in how the HOA spends your money, applies the rules specified in our CC&Rs, maintains the common areas, deals with security, organizes social events, mitigates pests, performs brush clearance, considers approval for your exterior home improvements, and negotiates final turnover of the community with K. Hovnanian, then please join us at our HOA meetings, typically on the 4<sup>th</sup> Wednesday of every month.

Our next HOA meeting will be held on July 28, 2010 at 7:00pm, 12458 Longacre.

## Rattlesnake Warning

The Board would like to remind all residents that we live on the edge of a large wilderness area, and that predators, pests, and dangerous animals do live in the canyons and hills.

Especially since the HOA has just completed our brush clearance and potentially displaced some of the wildlife, please be extra careful when outside with your family and pets.

This area has a heavy rattlesnake population (due to the heavy rabbit population and climate), and snake fencing doesn't always keep them out of your yard. (At least one resident has witnessed a snake slither through a weep hole in his slump stone wall!)

If you find rattlesnakes on your property, you can contact Bo Slyapich at either (818) 880-4269 or [www.rattlesnakewrangler.com](http://www.rattlesnakewrangler.com).

### Table of Contents:

Join the Discussion!	1
Rattlesnake Warning	1
Community Updates	2

### Newsletter Credits:

**Eric Rosenberg,**  
HOA President  
Editor & Layout

**Joyce White,**  
HOA Vice-President

**Robin Harman,**  
HOA Treasurer

**Bobbi West,**  
HOA Secretary

**Christy Zimmerman,**  
Member-at-Large

### More Information:

[www.alisohoa.com](http://www.alisohoa.com)



## Update on Community Issues

### IMPORTANT INFO

#### Ross Morgan & Co.

- Michelle Atkinson -  
(805) 285-0808 ph  
(805) 791-3144 fax  
michelle@alisohoa.com

**Emergencies:** 911

**Non-emergency:** 311

**Police:** (877) ASK-LAPD

**Direct:** (818) 734-2223

**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  
www.cd12.org

**Granada Hills North  
Neighborhood Council**  
www.ghnnc.org

**City Animal Services**  
(213) 485-8405

#### Your HOA Board

- Robin Harman -  
robin@alisohoa.com

- Eric Rosenberg -  
eric@alisohoa.com

- Bobbi West -  
bobbi@alisohoa.com

- Joyce White -  
joyce@alisohoa.com

- Christy Zimmerman -  
christy@alisohoa.com

• **Mailboxes Update:** To help the HOA with its security, please do not park any vehicles directly in front of the community mailboxes. In order to always have a clear view of the structure, and to allow our security patrol to park there when necessary, we ask that you tell family members and guests to avoid parking in that location. Thank you!!

• **NEIGHBORHOOD WATCH:** The Board requests that a homeowner volunteer to act as the Neighborhood Watch Captain for Aliso. The position has been vacant for several months, and we desperately need someone to work with the LAPD regarding our security.

Also, the Board and Neighborhood Watch are compiling a priority contact list of e-mail addresses and phone numbers of all interested homeowners who want to be informed immediately in case of an emergency, or who want to receive Board agendas, minutes, and other such notices electronically.

To have your name included on this list (which will *not* be shared with any other group or organization), please send an e-mail to [eric@alisohoa.com](mailto:eric@alisohoa.com).

As you travel about our community or observe out your windows, please take note of any people whose activity may be suspicious. If appropriate, you may want to alert your neighbors, a Board Member, Security Specialists, or the police. Better safe than sorry!

Remember, the best deterrent against crime in our neighborhood is vigilance. We can make our community safer by working together!

• **TURNOVER UPDATE:** On May 21<sup>st</sup>, developer K. Hovnanian, property manager Ross Morgan & Company, two HOA Board Members, and landscape maintenance companies Stay Green and LDI participated in an inspection walk for (1) the community entrance and (2) an interior slope at the bottom on Longacre Ave.

The HOA also hired a landscape architect, Mike Holmes of LandArch, as a consultant to help determine if KHov has adhered to City-approved landscaping plans for the community.

After reviewing the consultant's report and investigating KHov's compliance with such, the Board accepted those common areas ("POC-A") for turnover from KHov to the HOA on June 23<sup>rd</sup>.

Some common area sections still require additional maintenance, such as the horse staging area at the bottom of Longacre Avenue. Turnover of those areas will be considered later.

• For weekly crime statistics updates in our surrounding area, and to receive any potentially urgent crime warnings in your e-mail, please sign up for the ePolicing newsletter from the LAPD: [http://www.lapdonline.org/e\\_policing](http://www.lapdonline.org/e_policing)

• The next **Board meeting** will be on Wednesday, July 28<sup>th</sup> @ 7:00pm. at 12458 Longacre Ave (Lot 9).

• Please remember that **you may not make exterior improvements** to your property (landscaping, painting, etc.) without an approved Architectural Application that includes all adjacent neighbors' explicit approval. You can find the form at [www.alisohoa.com](http://www.alisohoa.com).

