



Top O'Topanga Community Association

March 2023 Newsletter

Lordon Management

325 E. Hillcrest Drive, Ste. 125
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(818) 707-0200

Lordon Representative

Shelby Wagner - Ext. 2010
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Lordon Assistant

Jessica Dragan – Ext. 2003
clientcare2003@mylordon.com

Lordon Accounting

Lupe Rubalcava - Ext. 3315
acct3315@mylordon.com

TOTCA Board of Directors

President: Ken Solomon
Vice-President: Paul Beauvais
Secretary: Joanne Helfrich
Treasurer: Marylou Morelock
Members at Large:
Teresa Hames
Jen Specland

TOTCA Onsite Office

If you are feeling ill or are concerned about being near other people, please consider contacting the office by email or phone.

Natalie Smith, Onsite Manager
totositeoffice@gmail.com
(818) 346-9252

Hours:

Sun-Wed: 8:30 AM-5:30 PM
Thu: 10 AM-7 PM
Fri & Sat: Closed

Archon Security Company

(800) 274-5717

LA County Sheriff, Lost Hills Sta.

(818) 878-1808 (Non-Emergency)

ONLINE RESOURCES

www.topotopanga.org
www.TOTCA.org (owners, contact Lordon Mgmt. to register)
www.mylordon.com

EMERGENCY INFO RESOURCE

Keep on your smartphone and computer:

www.t-cep.org

FRS Emergency Radio Channel: #8

UPCOMING HOA EVENTS

MONTHLY BOARD MEETING Monday, March 27, 2023 (ZOOM)

Executive Session - 5:00pm
Regular Session - 6:30pm
Open Forum - 8:30pm

HOA Board Meetings are currently being scheduled as on-line ZOOM teleconferences. Info and log-on instructions will be emailed before every meeting. You can also contact the Onsite Office for instructions. Please note that schedules are approximate as some Board matters may take longer than anticipated. Please bear with us. Thanks! ALL SCHEDULED MEETING DATES & TIMES MAY BE MODIFIED OR CANCELLED AT ANY TIME.

HOLDING POND LEVEL UPDATE

Our irrigation pond level continues to be monitored due to the recent heavy rains.

Your cooperation to reduce water usage is appreciated in keeping the pond at a safe level as we continue a modified irrigation schedule and system revisions.

Thank you!

99-YEAR LEASE LANGUAGE TO BE REMOVED FROM CC&R'S

Thanks to all who voted for the removal!

The leasing language had hindered FHA certification and resulted in HCD charges to the Association of over \$2000 a year.

The ballot is one example of how the Association continues to find ways to keep costs down for members.

POTABLE WATER SYSTEM PROJECT UPDATES

Asphalt trench and pothole repairs are now caught up to the trenching and main pipe installation. Alternative parking areas will be provided to residents where construction may temporarily interfere with your immediate vehicle access to homes. **Please pay attention to the flyers, emails and phone blasts when sent to avoid delays in accessing your vehicle or home.**

The installation of the water main line pipes and laterals is anticipated to be completed in February-March 2023. The main water pipe installation on Pueblo, Apache, Comanche, Cherokee, Navajo, Mohawk, and Pawnee has been completed. The crew is now finishing Zuni and is now working down to the system connections at the Navajo/TCB entrance.

Still to be completed in some areas is the installation of the water meters and covers. Phase 2, the lateral connections to each home's plumbing, will begin as the main lines are completed. Inspections to determine the home's connection to the new water mains continues to be being scheduled with each home resident. In most cases, residents need not be home for the inspection as long as the side and rear yard is accessible.

Once all the installation is completed in an area, locations on homeowners' lots where landscaping or hardscape has been disturbed will be repaired and restored where possible. A target date to begin repaving the streets will be established once we complete the water pipe installation.

Please continue to monitor your email and phone messages for updates about our water system rebuild and when they will be working in your area. You may also visit the Project Website at topangatot.mybgproject.com. The username is **topangatot** and the password is **Topanga2022**. You may also call Fernando Monay at (562) 361-2073.

TOT SPRING POTLUCK GATHERING

Friday March 17 6-8pm

TOT Clubhouse Library, for all ages

Celebrate St. Patrick's Day and any spring observances that suit you, and share your traditional spring foods if you'd like! These might include soups, stews, entrees, appetizers, desserts, and snacks.

TOT Community Social Events are private events open to TOT residents, their accompanied guests, and supervised children. All events are alcohol free unless otherwise noted.

Any questions or if you would like to volunteer, contact Susan, Committee Chair, at susanangelbeech@gmail.com.



REDUCING COVID SPREAD

While there are currently no mandates in effect to reduce the spread of COVID-19, COVID and FLU cases are on the rise the HOA asks that everyone use common sense and take sensible precautions to protect your health and that of your family and in consideration of your friends and neighbors.

KEY FOB REGISTRATION

Please note that any fobs not registered to a residence and engraved by February 28 have been, or will be, deactivated and rendered unusable.

To reactivate your fob(s), please provide bring them to Natalie at the onsite office or leave your them in a sealed envelope in the mailbox outside of the office. After 2-3 days for processing, you will receive an email or call when they can be returned.

Natalie's on-site hours are Sunday-Wednesday 8:30 AM-5:30 PM and Thursday 10 AM-7 PM.

TREE CARE UPDATE

This winter's tree trimming and removal for health and safety (of people, pets, property, and other trees) has been completed, with the exception of a few that need to be trimmed in warmer weather (to avoid risk of disease).

Tree trimming is necessary to keep our trees healthy and safe. It includes removal of dead, diseased, damaged, and crossing branches, plus clearing buildings and correcting minor structural issues (not removal of interior foliage nor for views). It is performed during the dormant time of year and in order to avoid bird nesting season. As spring approaches, and the weather begins to warm, the foliage will fill out, often better than it would without having been trimmed.

We deliberately avoid interfering with trees in the wild, natural areas around us where human or property safety is not a concern. It is in our developed common areas that we must be vigilant.

We do not expect any more multiple tree removals, and any near-future removals will be determined on a tree-by-tree basis. No one wants to lose any trees, nor can we replace the trees we've known and loved. New trees will be planted where and when we can do so.



TIME TO CONSIDER RUNNING FOR THE BOARD

Homeowners have been provided HOA Board candidacy forms by US Mail and those interested in being nominated must return the completed form to Lordon Management by 5pm, March 19.

There is also an appointment opening on the TOTCA Board. If you are interested in serving, and feel you can contribute your skills and time, please contact the Onsite Office for a candidate form.

For information on the Board and its duties, see topotopanga.org/hoa.

While only owners can serve on the HOA Board, residents and owners may at any time request to serve on committees by submitting a Committee Interest Forum, available from Natalie, the Onsite Manager. For more information about committees, visit topotopanga.org/committees/



WATER RESTRICTIONS ARE STILL IN EFFECT

Although it may seem like the drought is over, Los Angeles County Waterworks Districts restrictions are still in effect. Residents are allowed to water their lawns twice a week but not on weekends. For more information, visit:

<https://pw.lacounty.gov/wwd/web/conservation/droughtinfo.aspx>