

# Top O'Topanga Community Association

## June 2023 Newsletter

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**TOTCA Board of Directors**  
*President:* Ken Solomon  
*Vice-President:* Paul Beauvais  
*Secretary:* Joanne Helfrich  
*Treasurer:* Marylou Morelock  
*Members at Large:*  
Jen Specland  
Derek Christopher

**TOTCA Onsite Office**  
Natalie Smith, Onsite Manager  
[totonsiteoffice@gmail.com](mailto:totonsiteoffice@gmail.com)  
(818) 346-9252

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

**POLICE OR FIRE EMERGENCY:**  
911

**Park security / parking in the streets - Archon Security Company (800) 274-5717**

**Non-Emergency Law Enforcement - LA County Sheriff Lost Hills Station (818) 878-1808**

**ONLINE RESOURCES**  
[www.topotopanga.org](http://www.topotopanga.org)  
[www.TOTCA.org](http://www.TOTCA.org) (owners, contact Lordon Management to register)  
[www.mylordon.com](http://www.mylordon.com)

**TOPANGA AREA EMERGENCY INFO RESOURCE**  
Keep on your smartphone and computer: [www.tcep.org](http://www.tcep.org)  
**FRS Emergency Radio Channel #8**

### **UPCOMING HOA EVENTS** **MONTHLY BOARD MEETING** **Monday, June 26, 2023, on** **ZOOM and LIVE IN** **CLUBHOUSE LIBRARY**

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

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.

### **BOARD MEMBER ELECTIONS**

The TOT Annual Meeting and election of officers occurred on May 22. The qualified candidates—Derek Christopher, Joanne Helfrich, Ken Solomon, and Jen Specland—were voted in by acclamation by current Board members and attending Membership.

This process follows the new State rules that allow for appointment by acclamation when there are an equal or a smaller number of candidates for the offices to be filled. Many thanks to departing director Teresa Hames.

There is an additional member opening by Board appointment. If you are interested in serving, please contact the Onsite Office for a candidate form.

**HAPPY  
SUMMER**

### **POTABLE WATER SYSTEM PROJECT STATUS**

The installation of the water main line pipes and laterals has been completed. The newly installed pipes are now in the process of being pressure tested and sanitized. The water project will now transition to phase two, which will be the connection from the newly installed main pipes to the individual connection to each home. Homeowners will be individually notified before any work will be scheduled at your home.

**Please pay attention to the flyers, emails and phone blasts when sent to avoid delays completing any work that may be occurring in or around the area of your home.**

Still to be completed in some areas is the installation of the water meters and covers. 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 the potable water project is completed.

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

## PLEASE REMOVE POOL TOYS WHEN YOU LEAVE THE POOL

Floating toys and other items used in the pool are permitted, but need to be removed from the pool when you leave. Leaving them in the pool prevents the pool skimmers and filters from properly being able to clean the pool. Your cooperation is appreciated to keep our pool clean and safe.



## BE MINDFUL OF SNAKES, BUT DON'T KILL THEM: THEY HELP CONTROL THE RODENT POPULATION.

Once the weather gets warm, we may find a snake in our path.

**Rattlesnakes** strike only as a defensive mechanism to protect themselves: they won't attack unless provoked. They usually give warning by rattling their tail. When walking, keep you and your pet away from the vegetation at the edges of paths and streets. **If bitten, call 911 or get to an emergency room immediately.**

**Gopher snakes (pictured)** are harmless but are often mistaken for rattlers. They are slimmer and longer, and have no rattles, but can imitate rattlesnakes by "rattling" their tails against the ground in an attempt to fool predators.



**Snakes are an important, natural control to the rodent population, and it is important to let them do their part in maintaining our ecosystem. If you need to remove and relocate a snake, contact John MacNeil (310) 455-2013, Dan MacNeil 310.455.2234 (H) or 818.730.7379 (C), Doug Allan (310) 579-7667, or call the Onsite Manager.**

## TOPANGA IS A "FIREWISE" COMMUNITY, WHICH MAY HELP REDUCE INSURANCE PREMIUMS

Topanga Canyon has been recognized by the National Fire Protection Association ("NFPA") and CalFire as a "Firewise" community. This means that Topangans who have taken a quantifiable number of actions on their property and within their community to increase wildfire resistance and minimize the resulting damage. Homeowners may be eligible for insurance premium reductions. For a copy of the certificate, contact the Onsite Manager or visit <https://www.totca.org>.

For more information about our certification, visit <https://www.onetopanga.com/>.

## ORGANIC WASTE BIN POLL RESULTS

California Senate Bill 1383 went into effect January 1, 2022, setting the goal of reducing the State's landfilled organic waste by 75% by 2025 by separately collecting it and taking it to a bioenergy facility where it is digested into renewable natural gas.

A recent mailing to owners included a survey to determine how many would like to opt into a full organic waste recycling program in which every TOT owner and resident would be required to participate. The completed polls are being collected through the end of May. So far, the relatively few responses are about evenly split between those in favor of an additional individual organic waste bin and those who are not.

While the poll was needed to gauge community interest in adopting the program, the actual requirements have yet to be shared with us. The ultimate decision may be in the hands of Waste Management (WM), the applicable County dictates, and the WM contract.

## WASTEWATER TREATMENT POND THANKS AND REMINDER

A BIG THANK YOU for your continuing reduction in water use to keep our pond at a safe level!

Your continued vigilance about what you flush is also appreciated. Other than the bodily waste, only toilet paper should go into the toilets. Even if a wipe indicates that it is "flushable," it can harm our WWTP system. Please put in the trash!!

## COVID PRECAUTIONS

While there are currently no mandates in effect to reduce the spread of COVID-19, 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.