



Top O' Topanga Community Association

September 2023 Newsletter

Lordon Management

325 E. Hillcrest Drive, Ste. 125
Thousand Oaks, CA 91360
(818) 707-0200

Lordon Representative

Shelby Wagner - Ext. 2010
shelby@mylordon.com

Lordon Assistant

Bailey Smitley – 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:
Jen Specland
Derek Christopher

TOTCA Onsite Office

Natalie Smith, Onsite Manager
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
www.TOTCA.org (owners, contact
Lordon Management to register)
www.mylordon.com

TOPANGA AREA EMERGENCY INFO RESOURCE

Keep on your smartphone and
computer: www.tcep.org

FRS Emergency Radio Channel #8

UPCOMING HOA EVENTS

MONTHLY BOARD MEETING
Monday, September 25, 2023
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.

LABOR DAY HOLIDAY SECURITY

Due to the massive abuse of our community pool and spa area during the Fourth of July Holiday, a new policy will be in effect for the Labor Day Holiday Weekend. **Security will be posted at the pool gate entrance and every person must be wearing a wristband to enter, which can be obtained from the onsite office. Children under the age of 14 will not be admitted unless accompanied by a responsible adult.**

Guests of Residents must be accompanied by Residents while in the pool/spa area or other amenities. A limit of six (6) accompanied guests per resident household will be allowed in the pool/spa area.

Residents must pre-register during the week prior to the holiday weekend at the onsite office, during regular business hours, with their name, address, and number of guests. You will then receive wristbands for each person to wear for pool entry. There will also be someone in the onsite office on Labor Day from 10am to 12 Noon to register and hand out wristbands (if available). Guests over six (6) in number or without a wristband will not be admitted.

The Clubhouse parking area will be limited to registered, resident vehicles only. All others will be towed. **Absolutely NO street parking is allowed on any community street.** All other food, beverage, and container rules must be followed while in the pool/spa facilities.

POTABLE WATER SYSTEM PROJECT

The installation of the water main line pipes and laterals has been completed. The water project will now transition to phase two, which will be the connection from the newly installed main pipes 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.

Water meters and covers have now been installed in all community homes. Homeowners will be notified when system connections in their area will be scheduled.

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.

At this time, complete repaving of all TOT streets will not be accomplished until sometime next year. In the meantime, within the next month or two, major asphalt street patching will be scheduled throughout the community.

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. Resident's questions and inquiries may directed to Natalie in the on-site office, totonsiteoffice@gmail.com and, where appropriate, will be forwarded to Ryan or Eric, our water project managers for response or action.

FIRE PREVENTION, READINESS REQUIRE COMMUNITY EFFORT

Fire season is upon us, and “it takes a village” to keep our families and properties safe. Here are ways you can help.

CONTACT AUTHORITIES FOR FIRE EMERGENCIES

- **If you see a fire, IMMEDIATELY DIAL 911** with the exact fire location.
- **If you hear or see fireworks being used anywhere in the vicinity, dial LA County Sheriff Lost Hills Station at (818) 878-1808.**

BE PREPARED TO CONFRONT FIRES

- **Keep a garden hose accessible** and ready until the fire department arrives should a fire threaten any property you can reach with your hose.
- **Create a text thread** to help notify neighbors of an immediate fire danger.
- **If there is a fire in or adjacent to the TOT property, Emergency Response Team (Community Systems Response Committee (CSRT)) members** can manually open the main gates for an expedited exit from the community. The TCEP website (listed on the first page, bottom left column) is a good way to get local emergency information. The local NOAA emergency weather radio is another good source of pending weather and other disaster information.

JOIN THE VOLUNTEER FIRE COMMITTEE (or COMMUNITY SYSTEMS RESPONSE COMMITTEE (CSRT))

Adult volunteer residents can be trained on the basic use of fire-fighting equipment. TOT now has some of that equipment on site for community emergencies. A Volunteer Fire Committee is being formed, along with a response plan for fire emergencies. If you are interested in being a part of the TOT volunteer Fire Brigade, contact the on-site office and leave your name, email and/or phone number. Further information will follow. TOT will schedule fire-fighting training sessions for all those interested.

For legal reasons, the TOT Homeowners Association (HOA) is not able to sponsor the Volunteer Fire Committee or a Neighborhood Watch, which are proven beneficial in providing additional security and safety within communities. However, the HOA can share information and help gain participation.

PRECAUTIONS

Help ensure your home and safety through diligent brush clearance and maintaining defensible space. The North Topanga Fire Council <https://sites.google.com/site/ntcfsc/> will evaluate your home and give tips as to how to make your home safer.

CONTACT THE AUTHORITIES AND REQUEST ACTION

Illegal use of fireworks is an issue due to the use of fireworks on the adjacent Top Of Topanga Overlook, which is managed by the Mountains Recreation and Conservation Authority (MRCA). We have had close calls on Zuni due to the lack of fire prevention and oversight of the Overlook. Residents can contact the MRCA, Santa Monica Mountains Conservancy (SMMC) and other officials to request the installation and management of a proper gate at the Overlook to prevent access after sundown every day of the year.

The Top O’ Topanga Community thanks you for your cooperation.

CHILDREN’S AGE REQUIREMENTS FOR POOL/SPA USE

To keep children safe, please follow our pool/spa rules which state that an adult (person over eighteen years of age) must accompany and be responsible for children under the age of 14, and that children under the age of five years old are not permitted in the spa. Proper swim attire must be worn by all entering the pool or spa.

PLEASE REMOVE POOL TOYS WHEN YOU LEAVE THE POOL

Floating toys and other items used in the pool are permitted, but must be removed from the pool when you leave.



Leaving them in the pool prevents the pool skimmers and filters from properly cleaning the pool. Your cooperation is appreciated to keep our pool clean and safe.

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/>.

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.