



Top O'Topanga Community Association

December 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

Kayla Smith - 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:

Derek Christopher
Amit Galai
Jen Specland

TOTCA Onsite Office

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

Hours:

Sun: 8:30 AM-5:30 PM
Mon-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 MEETINGS

Thursday, December 21, 2023

ZOOM Online Teleconference Info

and log-on instructions will be
emailed before the meeting or
contact the Onsite Manager for
instructions.

Executive Session - 5:00pm

Regular Session - 6:30pm

Open Forum - 8:30pm

TOWN HALL MEETING 9:30AM, SATURDAY, JANUARY 13, 2024

Please note that all 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.

FINANCE COMMITTEE UPDATE

By this time, all Homeowners should have received the annual budget prospectus for the coming year. Inflation costs for our vendors, materials and labor have affected both the operating and reserve lines of the HOA budget. After much review and discussion, the Board voted to maintain the monthly dues at the current \$650 for the coming year. However, there will be a special assessment of \$384 per household to be applied to the reserve line for repaving the roads (Asphalt Resurface), due on January 1, 2023. California Civil Code allows the Board of Directors to issue a one-time annual special assessment up to 5% without owner approval.

If you wish to request an extension or payment plan for the special assessment, and to avoid late fees and penalties, please submit a written request to Donalea Bauer at Lordon Management before January 1, 2024. (donalea@mylordon.com). Additionally, if you pay your HOA assessments and expenses through an automatic payment plan, please be sure to adjust the deduction amount to reflect the increase in the monthly dues as well as the special assessment.

POTABLE WATER SYSTEM PROJECT

Phase two of the Potable Water Project is now in process. All water mains, laterals, meters, and covers have been installed and tested. Every Homeowner will be notified in advance by Saul Palacio's team from Samapago Contractors, Inc. our Project Manager, when the connection to the new water system will be installed. At least three business days' notice will be provided to every property owner before connection work will be started on any home. At that time, the SAM team will provide specific details for each home's installation.

Once all phase two connections are completed in an area, arrangements will be made with homeowners to restore, and remediate where possible, landscaping or hardscape that has been disturbed or removed.

Additionally, in the coming weeks, our paving contractor will begin patching and repairing street damage throughout our community. Residents will be notified when work is scheduled in an area that would affect your home, and if required, temporary, alternative vehicle parking will be arranged.

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.

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

DUE TO OVERLOADED TRASH BINS, RULE CHANGES ARE IN STORE

Waste Management has now come down on the HOA due to the constantly overloaded and illegal dumping at our community trash bins. It has come to a point when the bins are overloaded or blocked on a regular basis due to trash placed on top of or in front of the bins so that Waste Management can't safely empty them. The HOA has been receiving fines on a regular basis that cannot be absorbed in our budget.



This behavior can no longer be accepted. The HOA Board will be discussing new or modified rules that would increase penalties and fines for residents who fail to comply with proper disposal of trash, excessive green waste, construction debris, appliances, electronics and other materials specifically forbidden to be placed in our residential or community trash bins. In addition to individual penalties, the Waste Management Trash fees added to every homeowner's monthly billing may be increased to cover the added Waste Management charges.

Additionally, Waste Management is now charging for large item and bulky item pickups, the cost of which may be passed on to the resident or homeowner. See the "**Change to Large Trash Item Pickup Policy**" item on the right.

Your Board and Management are asking all Residents and Homeowners to please cooperate in proper disposal of your trash in order to minimize the additional Waste Management charges.

AVOID PARKING PROBLEMS OVER THE HOLIDAYS

Please remind guests that ALL streets in TOT are fire lanes and there is NO PARKING AT ANY TIME, ON ANY STREET. Vehicles parked in fire lanes are subject to citation or immediate towing. For temporary loading and unloading, please leave visible contact info on the dashboard with the resident's name, address, and phone number. **Plan ahead of time to clear away storage from your parking spaces and obtain guest parking passes from the Onsite Manager during office hours.**

COVID PRECAUTIONS

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

CHANGE TO LARGE TRASH ITEM PICKUP POLICY

Waste Management will now charge per trip for large or bulky item pickup, and will allow up to ten items to be included in each trip. Therefore, in order to minimize the costs to the association, pickups for multiple items will be scheduled once enough items have been identified.

Please contact Onsite Manager Natalie Smith for pickup. You will be notified when your item has been scheduled. Please make sure your item is properly stored and not left at the curb until you are notified.

HOLIDAY TRASH AND RECYCLING SCHEDULE

As this season's Christmas and New Year's Days fall on a Monday, trash and recycling pickup schedules will be delayed or postponed by one day. When the holiday falls on a weekday trash pickup is typically pushed back by one day.

Visit topotopanga.org/waste-management/ for more information.

CURBSIDE CHRISTMAS TREE DISPOSAL

Please remove all ornaments, tinsel, wiring, stand, and other materials and place trees at the curb on your property. Do not leave trees in or around trash bins.

HOLIDAY TREE DECORATING IN THE LIBRARY DECEMBER 1st, 2nd, AND 3rd!



Join your neighbors for holiday tree decorating, music, and refreshments in the Library on Friday December 1st from 5:30-8:30pm, Saturday December 2nd from 10am-2pm, and Sunday December 3rd from 10am-2pm.

