



Top O'Topanga Community Association

March 2024 Newsletter

Lordon Management
1100 Flynn Road, Ste. 204
Camarillo, CA 93012
(818) 707-0200/(805) 751-4142

Lordon Representative
Shelby Wagner - Ext. 2010
shelby@mylordon.com

Lordon Assistant
Kayla Smith - Ext. 5003
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 MEETING Monday, March 25, 2024 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

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 and times
may be modified or cancelled at any
time.**

EMERGENCY & SCHEDULED WATER SYSTEM SHUTOFF PROCEDURES

When a major water system leak is
discovered, the first action, where
possible, is to shut down the system in
order to minimize possible damage to
homes or infrastructure. We will then do
our best to notify the community by
whatever means available.

In situations where we need to do
scheduled repairs or other system
connection work, management will make
every effort to notify residents of a
shutoff at least 24 hours in advance by
email, text or phone.

During our transition to the new water
system, both the old and new water
systems must remain active until all
connections to the new system are
completed. There may be occasions
when there will be the necessity for an
emergency water system shutdown. To
expedite any repairs and minimize down
time, water pressure in the system may
be released at some community fire
hydrants. **This is deliberate and required
action before work can be completed
and the water turned back on.**

When the water returns, please run
water slowly from a garden hose or
kitchen faucet for a minute or so to
release any air that may have
accumulated in the water lines.
Community cooperation and
understanding is appreciated.

POTABLE WATER SYSTEM PROJECT

Phase II of the Potable Water
Project is now in process. The
team will now be connecting
homes to the new water
system to most of the homes
on Navajo from the community
entrance all the way to
Mohawk. We will then begin
installations on Cherokee.
Every Homeowner will be
notified in advance by Saul
Palacio's team from Samapago
Contractors, Inc., our Project
Manager, when the connection
at their home will be scheduled
and installed. At least three
business days' notice will be
provided to every property
owner before work starts on
any home. At that time, the
SAM team will provide specific
details for each home's
installation.

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

All temporary street patching
has been completed at this
time. Complete street
resurfacing is being planned for
some time next summer.

**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 onsite office
totonsiteoffice@gmail.com
and, where appropriate, will be
forwarded to our water project
manager for appropriate
response or action.

WILDLIFE SIGHTINGS

Many thanks to Derek Christopher for this recent photo of a deer visiting our Mohawk slope.

We live in an abundance of natural wonders—vistas, plants, and animals—and welcome photo submissions from all Top O'Topanga residents. Please contact Joanne Helfrich at jo@newworldview.com for more information.



USE CAUTION WITH FIRE STICK PLANTS

A concerned resident has advised us that the fire stick plant, which has been planted in numerous yards here (though not in common areas), is highly toxic if touched or ingested.

The non-native *Euphorbia tirucalli* (also known as Indian tree spurge, naked lady, pencil tree, pencil cactus, fire stick, aveloz or milk bush) **produces a poisonous latex that can cause temporary blindness.** (Wikipedia)



One should wear protective gloves if trimming or cutting back, wash away any sap that drips while trimming, and put plastic on the ground and wrap the trimmings before disposing of them in the trash, not into the compostable bin containers or community compost bin.

REPORTING COMMUNITY RULES VIOLATIONS

TOT management does their best to ensure that rules are followed but cannot be everywhere at once. While no one is expected to put their personal safety at risk by confronting rule-breakers, if residents feel comfortable, they can remind another resident of the rules. Every homeowner has been provided a copy of the rules. They are also available from the Office Manager or the topotopanga.org website.

Reporting violations is important, as it initiates the process the Board requires to hold residents and visitors accountable. For non-emergency violations such as pool or trash rules, contact the Onsite Manager with as much information as you can provide. This may include name and/or address of the person (if known), physical description, date, time/duration, location, and description of an incident.

For police and fire emergencies, call 911 directly. For a non-emergency, park security issue, or to report parking in the streets (fire lanes), call Archon Security at (800) 274-5717.

YOUR HELP IS NEEDED TO REDUCE THE IRRIGATION POND LEVEL

Due to the recent heavy rains, emergency measures remain in effect to keep the pond level below any possible overflow level.

You may notice that our hillside irrigation sprinklers are operating for additional cycles. This is being done to help control the pond levels. We are monitoring all recycled and potable water usage to help keep the pond at a safe and sustainable level.

Please don't let water run in sinks, try to minimize shower and bath usage and times, and where possible, flush toilets every two or three uses rather than every use. Additionally, we are asking all residents to minimize general water usage for washing dishes and clothes as much as possible in the next coming days and weeks to help in this process.

WATER BILLING ISSUES DURING TRANSITION TO NEW SYSTEM

The Board and management office are working diligently to correct any water billing issues that may arise in the coming weeks as more homes are connected to the new water system and meters.

We are working with the billing company to report as accurately as possible the water usage captured by the old meter at the time of disconnection and changeover to the newly connected meter.

Please notify the on-site office if you have any additional questions or concerns.

LARGE TRASH ITEM PICKUP

If you have large items needing disposal, please contact Onsite Manager Natalie Smith to make pickup arrangements. 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.

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.