



# Top O'Topanga Community Association

## April 2024 Newsletter

### Lordon Management

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

### Lordon Representative

Karissa Hardy - Ext. 5000  
[karissa@mylordon.com](mailto:karissa@mylordon.com)

### Lordon Assistant

Kayla Smith - Ext. 5003  
[clientcare2003@mylordon.com](mailto:clientcare2003@mylordon.com)

### Lordon Accounting

Lupe Rubalcava - Ext. 3315  
[acct3315@mylordon.com](mailto: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](mailto: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](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, April 22, 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 - 8:00pm

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.**

#### TOWN HALL MEETING, Saturday, April 13, 2024, 9:30-11:00am, Clubhouse Library or East Patio (weather permitting)

All residents are invited to attend this informal information sharing event. **The main subject for discussion at this Town Hall will be the upcoming street resurfacing.** We hope to have the paving contractor on site at that time for questions and detailed information.

### WELCOME LORDON REPRESENTATIVE KARISSA HARDY

Karissa will be stepping in as TOT's Lordon Representative, taking over Shelby Wagner's duties, who is on leave. Karissa has been a Lordon community manager for several years and is very familiar with Top O'Topanga. Please note her phone extension (x5000) and email ([karissa@mylordon.com](mailto:karissa@mylordon.com)).

### BOARD ELECTIONS TO BE HELD BY ACCLAMATION MAY 20

The entire TOTCA membership was canvassed and three members—Marylou Morelock, Paul Beauvais, and Amit Galai—agreed to submit their names for consideration for the three open Board of Director positions. According to TOT's election rules, there will not be a balloted election. The Board and attending members will proceed with approval of candidates by acclamation at the May 20 Annual Meeting.

### 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 Cherokee. We will then begin installations on Comanche. 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 now appears to be started around the end of April, weather and scheduling permitted.

**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](mailto:totonsiteoffice@gmail.com) and, where appropriate, will be forwarded to our water project manager for appropriate response or action.

## POOL HEATING SEASON BEGINS

The pool heater will be turned on later in March, weather permitting. The pool, library, and fitness room are available from 5am to 10:30pm daily. All pool and spa users are required to wear appropriate swimwear



Our security team has the authority to ask residents, on occasion, to present a key fob or other form of ID as proof that people using our amenities have the right to do so.

Please be cooperative and ensure you, your children, and your guests comply with all HOA rules.

## ANNUAL BRUSH CLEARANCE NOTICE

Every homeowner should have received the *Annual Brush Clearance Notice* from the County of Los Angeles by the end of March. County inspections typically begin in our area on May 1, and all brush clearance should be completed by that date. All owners are responsible for maintaining their property in accordance with the requirements listed in the notice. The responsibility of the HOA is to maintain our common areas in accordance with the County's requirements.

If you do not receive a copy of the County notice, or need more information, direct your inquiries to the County Brush Clearance Unit at (626) 969-2375 or our local Topanga Fire Station 69.

**A special green waste bin will be available** on Supi (adjacent to the existing trash bins) from April 1st through April 30th to assist residents in complying with the County Fire Department brush clearance regulations. Here are the guidelines:

- This special bin for green waste materials only. No bags, plastic, recyclables or trash please.
- Resident landscapers must haul large amounts of green waste out of the community.
- NO GREEN WASTE should go into the regular community trash bins during this time. Thank you!

## PLEASE DON'T USE RODENTICIDES!

Rodenticides (e.g. rat poison) are ineffective in dealing with rodents and disastrous to the food chain. Nature provides a better way: natural predation. **A Barn Owl will eat 4-6 small rodents a night. A pair of nesting Barn Owls feeding a family of six will consume almost forty rodents per night.**

## ONE POISONED RODENT CAN KILL AN ENTIRE FAMILY OF OWLS!

The other most effective means of dealing with rodents are **exclusion** (sealing points of entry into buildings and keeping yards free of food) and **CO2 cartridge traps**. For more information on how to protect your home and garden—and the health of wildlife—visit [topotopanga.org/wildthings](http://topotopanga.org/wildthings).



## IRRIGATION HOLDING POND LEVEL UPDATE

Our irrigation pond level continues to be monitored due to the recent heavy rains. Your cooperation in reducing water usage is appreciated to keep the pond at a safe level as we continue a modified irrigation schedule and system revisions.

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 continue minimizing 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

We are still in the process of connecting the new water system to individual homes. This involves transferring the readings from the old water meters in conjunction with the new meters. The Board and management 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 our water 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 onsite office if you have any additional questions or concerns.

## 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.