



Top O'Topanga Community Association

May 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

ANNUAL BOARD MEETING & BOARD MEMBER ELECTION Monday, May 20, 2024

ZOOM Online Teleconference or LIVE IN THE CLUBHOUSE LIBRARY

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

Annual Election Meeting - 7:00pm

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.**

BOARD ELECTIONS TO BE HELD BY ACCLAMATION ON MAY 20

Three current Board Members—Marylou
Morelock, Paul Beauvais, and Amit Galai—
submitted their names as candidates for the
three open Board of Director positions.
According to The Davis-Stirling Act and TOT's
election rules, a balloted election is not
required as there are no more candidates
than open board positions. The Board and
attending members will therefore proceed
with approval of candidates by acclamation
at the May 20 Annual Meeting.

MAKE YOUR HOME WILDFIRE-RESISTANT

Did you know that the cause of 90% homes
catching fire is wildfire embers traveling
through vents? And that this can be avoided
through a simple fix using 1/8" size vent
screen filters? A representative from RCD,
the Resource Conservation District of the
Santa Monica Mountains, spoke to Town
Hall participants about their free programs
to help make our homes more fire-resistant.
Among these are Wildfire Home Evaluations
in which RCD evaluators review defensible
space and home hardening principles and
provide specific recommendations in a
private report. For more information on this
and other RCD resources, visit:

[https://www.rcdsmm.org/what-we-
do/home-ignition-zone-evaluations/](https://www.rcdsmm.org/what-we-do/home-ignition-zone-evaluations/)

POTABLE WATER SYSTEM PROJECT

Phase II of the Potable Water Project is
now nearing completion. The crew will
be connecting the new water system to
the remaining homes on Apache,
Pueblo, and Navajo. Every
Homeowners will be provided at least
three days' advance notice by
Samapago Contractors, Inc., our
Project Manager, with the specific time
and details for their installation. All fire
hydrant and common area facility
connections will follow to complete
the work. The old water system will
then be shut down, disconnected and
all old home connections will be
capped off or removed.

At the completion of all phase II
connections, arrangements will be
made with homeowners to restore,
and remediate, where required,
landscaping or hardscape that has
been disturbed or removed.

The street resurfacing project has been
delayed and tentatively rescheduled to
begin around June 1st, weather and
schedule permitting. Further
information will be provided about
temporary alternative parking and
traffic control as the date approaches.

- **Homeowners are asked to clear or
cut back any landscaping and border
materials that overhang into the
street up to no less than two feet in
height to allow the paving
equipment clearance to operate up
to the edge of the roadway. The
Contractor or the HOA will not be
held responsible for damage to any
landscaping or materials that
intrude into the roadway.**

- **Please avoid driving or foot traffic
and keep pets and children away
from the work areas.**

**Please pay attention to the flyers,
emails, and phone blasts when sent to
avoid delays completing any work
occurring in the area around your
home.** Residents' questions and
inquiries may directed to Natalie in the
onsite office
totonsiteoffice@gmail.com and,
where appropriate, will be forwarded
to our project manager for an
appropriate response or action.

TREE REMOVALS

We apologize that we did not sufficiently communicate the decision to remove the ash tree at the end of little Cherokee, and are working to improve. Removing the tree was a difficult decision made by the TOT landscape committee. Its removal was recommended two years ago by our independent, conservation-oriented arborist because it wasn't healthy, the root structure compromised by its proximity to the street, increasing risk of falling. At a distance the tree appeared healthy, but close observation showed that the new leaves were stunted, the edges brown as if burnt.

Every effort is made to protect TOT trees. Trimming and removal occurs in managed (populated) areas for safety and tree health only, not to impose unnatural shape, remove interior foliage, or remove access to views. Removal occurs only when a qualified arborist determines that health or safety of the tree are beyond recovery or repair, such as damaged root structures that risk falling.

We manage 164 trees in common areas alone, each of them regularly and closely inspected and cared for. We're in the process of planting more native trees and plants around our neighborhood and welcome your suggestions.

PLEASE ENSURE STREET SAFETY FOR ALL

Our streets provide critical walking, running, bicycling, and driving access for all of us, and require conscientiousness to ensure safety.

- **Drivers**, please be cautious and stay within the posted speed limit of 15 MPH and obey stop signs on all community streets. All of our streets are County designated fire lanes and parking is prohibited at all times.
- **Walkers, runners, and bicyclers**, please be aware of vehicle traffic at all times. Pets should be kept on a short leash as they may not be easily seen by drivers.
- **Children** under 12 should be accompanied by a responsible adult when on the streets or using community facilities. Please watch and warn for oncoming vehicles, as children may not be easily viewed by drivers. Streets are not intended for recreational purposes, and should be kept clear of bicycles, skateboards, and athletic equipment.

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.



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.

FAN PALMS ARE NOT OUR FRIENDS

Also referred to as Mexican Palms, this species may look charming when volunteers grow where not planted, but don't be fooled! Fan palms are highly invasive, hard to remove, destructive to streets and buildings, and (like other palms and pines) highly flammable when unattended. Please learn to spot and remove them right away. To protect your property and the common areas, management will notify owners to request removal, and if necessary, remove them where accessible from the street.



LANDSCAPE AND CONSTRUCTION MATERIALS MUST BE TAKEN OFFSITE

Please remind your landscape and construction vendors that no green waste or construction material may be put in trash bins or dumped on down slopes. All debris must be completely removed from Top O' Topanga property or placed in the seasonal green waste bin (when available) provided by the HOA.

If you see someone violating this rule, please report it to the onsite office along with any identifying information and photos.

IRRIGATION HOLDING POND LEVEL UPDATE

We are continuing to monitor the level of our irrigation holding pond 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 capturing and correlating the old meter readings with the start readings on the new meters. The Board and management are working diligently with our water billing vendor to monitor and correct any water billing issues that may arise due to the changeover as the final homes are connected to the new water system and meters. Please notify the onsite office if you have any additional questions or concerns.