

Top O' Topanga Community Association

June 2024 Newsletter

Lordon Management

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Lordon Representative

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Lordon Assistant

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Lordon Accounting

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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

Park security / Parking in the streets - Archon Security Company (800) 274-5717

POLICE OR FIRE EMERGENCY:
911

Non-Emergency - 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, June 24, 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

QUARTERLY TOWN HALL MEETING

July 13, Saturday, 9:30am -11:00am

East Patio, Weather Permitting

***Please note that ALL Schedules are approximate, as some Board matters may take longer than anticipated. All scheduled meeting dates and times may be modified or cancelled at any time. Please bear with us. Thanks!**

BOARD ELECTIONS, MAY 20th RESULTS

The Board and attending members approved by acclamation the candidates for the three open Board of Director positions: Marylou Morelock, Paul Beauvais, and Amit Galai. According to the Davis-Stirling Act and TOT's election rules, a balloted election was not required as there were no more candidates than open board positions.

MISINFORMATION ON SOCIAL MEDIA

A recent social media discussion regarding HOA employee responsibilities and compensation misrepresented multiple facts that led to unnecessary speculation and concern from many owners and residents.

While some matters such as specific salary information is considered private, owners can receive some information by contacting Lordon Management.

Board and committee members are prohibited from posting anything (including on their own social media pages and accounts) that pertains to any HOA information, records, documents, or matters considered confidential by virtue of its subject matter.

POTABLE WATER SYSTEM PROJECT

Phase II of the Potable Water Project is now nearing completion. The crew has finalized the connections to a few remaining homes around the community. All fire hydrant, irrigation and common area facility connections are now being completed. Within the next few weeks, the old water system will be shut down, disconnected and all old home connections will be capped off or removed.

After 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.

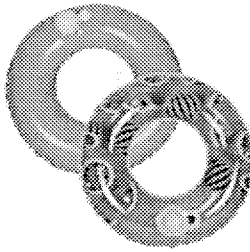
Complete street concrete repair and resurfacing is expected to be scheduled in mid-June and early July, weather permitting. Further information will be provided about traffic control and temporary alternative parking as the dates approach.

- 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 Paving 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.

CHILDREN'S AGE REQUIREMENTS FOR POOL USE

To keep children safe, please follow our rules which state that an adult (person over eighteen years of age) must accompany children under the age of 14, and that children under the age of five years old are not permitted in the spa.



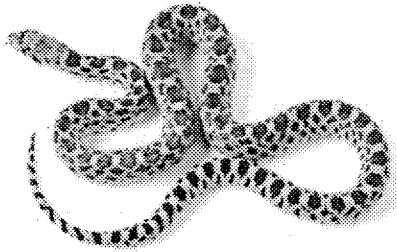
Our security team has the authority to ask residents, on occasion, to present a key fob or other form of ID as proof that those using our amenities have the right to do so. Please be cooperative and ensure you, your children, and your guests comply with all HOA rules.

BE MINDFUL OF SNAKES, BUT DON'T KILL THEM: THEY HELP CONTROL THE RODENT POPULATION

Once the weather gets warm, we may find a snake in our path.

Rattlesnakes strike only as a defensive mechanism to protect themselves: they won't attack unless provoked. They usually give warning by rattling their tail. When walking, keep you and your pet away from the vegetation at the edges of paths and streets. **If bitten, call 911 or get to an emergency room immediately.**

Gopher snakes (pictured) are harmless but are often mistaken for rattlers. They are slimmer and longer, and have no rattles, but can imitate rattlesnakes by "rattling" their tails against the ground in an attempt to fool predators. **Snakes are an important, natural control to the rodent population, and it is important to let them do their part in maintaining our ecosystem. If you need to remove and relocate a snake, contact John MacNeil (310) 455-2013, Dan MacNeil 310.455.2234 (H) or 818.730.7379 (C), Doug Allan (310) 579-7667, or call the Onsite Manager.**



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.

HERE ARE SOME PRECAUTIONS TO CONSIDER WHEN LEAVING YOUR HOME FOR AN EXTENDED PERIOD OF TIME

Some residents in the community with second homes or family to visit or taking vacations should consider some of the following preparations before leaving.

1. **Make sure you have notified the Post Office to divert all mail** or have someone collect mail and packages on a regular basis.
2. **Make sure shades, doors and windows are closed and locked** and electric garage door operators are turned off or unplugged.
3. **Set random timers** on a few lights located around the house to give the appearance of occupancy. LED bulbs use little power and cost only a few cents a month to operate. Outdoor lighting should be on timers or left on as well. Leave a radio on, but not at such a volume that it disturbs neighbors.
4. **Locate and shut off main valve for water line** located on the outside of your house. Electricity and gas should remain on.
5. **Irrigation shutoff is advisable** in the event of a water leak or electrical power outage that may reset your irrigation timer and cause excessive water bills and possible damage to your home and property.
6. **We don't have a frost problem in this area that requires freezing weather heating so lowering the heat setting** on your thermostats to 50-60 degrees will save you wasted \$\$ on your heating bill. If you have a tank gas hot water heater, turning down that thermostat will also save money and wear and tear on the water heater. We do not recommend turning off the gas main as relighting pilot lights on your stove and water heater may be difficult to relight when you return.
7. **Please note that any minimum water, electric and gas utility service charges must still be paid monthly, even if shut off locally.**
8. **Make sure that any vehicles on the property are properly parked and locked** and not intruding into the street. No vehicles can be long-term parked or stored in any common-area parking space. **THEY WILL BE TOWED!**
9. **It is advisable to notify the on site Management Office** with the dates that the property will not be occupied and leave emergency contact information in case there is an issue that may require your attention. (This information will be held in confidence.)
10. **If you have anyone using or visiting your home in your absence, you must notify the on-site office** for security reasons and obtain parking permits, etc. if required. A reminder that **NO STREET PARKING IS ALLOWED, AT ANY TIME!**

We hope this information is helpful in the interest of health and safety for all in the community. We hope you have a wonderful Summer Vacation Season!