

Top O'Topanga Community Association

August 2024 Newsletter

Lordon Management

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Lordon Representative

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TOTCA Board of Directors

President: Ken Solomon
Vice-President: Paul Beauvais
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, August 26, 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. All scheduled meeting dates and times may be modified or cancelled at any time.** Please bear with us. Thanks!

LABOR DAY HOLIDAY SECURITY

The HOA Board is currently working on a safe and sane security policy for the pool and other community amenities that will be in effect for the Labor Day Holiday.

Security will be posted at the pool gate entrance and some form of resident ID must be presented to enter. Guests and Children under the age of 14 must be accompanied by Residents at all times while in the pool/spa area or other amenities.

A limit of 6 accompanied guests per resident household will be allowed in the pool/spa area.

The Clubhouse parking area will be limited to registered, resident vehicles only. All others will be towed. Absolutely NO vehicle street parking on any community street. All food, beverage and container rules must be followed while in the pool/spa facilities.



STREET PAVING PROJECT

The Potable Water Project has been completed. The crew has finalized the connections to the few remaining homes and common areas and in the process of making final adjustment and corrections.

Arrangements will now be made with homeowners to restore, and remediate, where required, the landscaping or hardscape that has been disturbed or removed during the water project.

Complete street resurfacing and concrete repairs are now in process. Further information will be provided about traffic control and temporary alternative parking as the schedule continues.

Homeowners have been notified to clear or cut back any landscaping and border materials that overhang into the street up to no less than two feet in height, and 3 inches into their property 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 immediate attention to paving and parking flyers, emails, and phone blasts with updated schedules to avoid delays or interference in completing any work occurring in the area around your home. Residents' questions and inquiries may be directed to our project managers or the onsite office totonsiteoffice@gmail.com.

CHILDREN'S AGE REQUIREMENTS FOR POOL/SPA USE

To keep children safe, please follow our pool/spa rules which state that an adult (person over eighteen years of age) must accompany and be responsible for children under the age of 14, and that children under the age of five years old are not permitted in the spa. Proper swim attire must be worn by **all** entering the pool or spa.

FIRE PREVENTION, READINESS REQUIRES COMMUNITY EFFORT

Fire season is upon us, and “it takes a village” to keep our families and properties safe. Here are ways you can help.

CONTACT AUTHORITIES FOR FIRE EMERGENCIES

If you see a fire, IMMEDIATELY DIAL 911 with the exact fire location.

If you hear or see fireworks being used anywhere in the vicinity, dial LA County Sheriff Lost Hills Station at (818) 878-1808.

BE PREPARED TO CONFRONT FIRES

Keep a garden hose accessible and ready until the fire department arrives should a fire threaten any property you can reach with your hose.

Create a text thread to help notify neighbors of an immediate fire danger.

If there is a fire in or adjacent to the TOT property, Emergency Response Team (Community Systems Response Committee (CSRT)) members can manually open the main gates for an expedited exit from the community. The TCEP website (listed on the first page, bottom left column) is a good way to get local emergency information. The local NOAA emergency weather radio is another good source of pending weather and other disaster information.

DOG PARK RENOVATION

As many have already noticed, the dog park located at the corner of Comanche and Mohawk has been closed for renovation. completely closed in preparation for the upcoming street paving, fence reconstruction and rebuilding of the dog park itself. This closure will last for more than a month.

Please use other available areas of the community to walk your dog.

We hope the newly refreshed park will be a more pleasant and suitable place to take your dog. A reminder to all dog owners that it is against the rules to allow your pet to do its business on other homeowner's private property.

Alternatively, the street, and/or the common areas at the South end of Apache or the dog walk path at the North end of TOT are acceptable for use if all waste is removed and bagged and placed in appropriate trash containers. Poop bags are available at both sites and one can always grab a few extra to pocket for use in other areas.

The Top O' Topanga Community Association appreciates your cooperation, the consideration of your neighbors and continued support while we strive to improve the infrastructure and amenities in the community

PET CONTROL

From the Top O' Topanga Rules and Regulations:

G. Pets shall not be permitted to roam at large. Dogs and cats must be restrained by a substantial chain or leash not exceeding six feet in length and must be in the charge, care, custody or control of a competent person at all times when outside the Resident's home.

I. Pets are not allowed upon private residential lots without permission other than those of the person owning or having charge, care, custody or control of the pet, property or premises other than those of the person owning or having charge, care, custody, or control of the pet. N. Pets must not be tethered, tied, or chained outside or left outside, including in a fenced yard without the owner or custodian being in attendance.

LARGE TRASH ITEM PICKUP

If you have large items needing disposal, please contact Onsite Manager, during regular office hours, 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.

WASTEWATER TREATMENT POND THANKS AND REMINDER

A BIG THANK YOU for your continuing reduction in water use to conserve water and keep our pond at a safe level!

Your continued vigilance about what you flush is also appreciated. Other than the bodily waste, only toilet paper should go into the toilets. Even if a wipe indicates that it is "flushable," it can harm our WWTP system. Please put them in the trash!!

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. Especially during the paving process. Extra care is needed. It is important to follow the paving notices as to the schedule and where there will be alternative parking.

Drivers, please be cautious and stay below 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 equipment.