



# Top O'Topanga Community Association

## September, 2024 Newsletter

### Lordon Management

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

### Lordon Representative

Shelby Skinner  
[shelby@mylordon.com](mailto:shelby@mylordon.com)  
805-751-4142 ext. 5010

### Lordon Assistant

Jessica Guterrez  
[Clientcare5003@mylordon.com](mailto:Clientcare5003@mylordon.com)  
805-751-4142 ext. 5003

### Lordon Accounting

Lupe Rubalcava  
[Acct3315@mylordon.com](mailto:Acct3315@mylordon.com)  
805-751-4142 ext.3315

### TOTCA Board of Directors

*President:* Ken Solomon  
*Vice-President:* Paul Beauvais  
*Treasurer:* Marylou Morelock  
*Members at Large:*  
Derek Christopher  
Amit Galai  
Salina Maher  
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

**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](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, SEPTEMBER 23, 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. Saturday, SEPTEMBER 14, 2024, from 9:30am to 11:30am,**

There will be a special Town Hall Meeting at the clubhouse to discuss the upcoming **Cool Pavement Project**. Creative Paving Rep will be present to discuss the benefits, process and installation.

**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 will be providing added security presence during the Labor Day Weekend to help insure a safe and sane atmosphere for the pool, spa and other community amenities. Security will be posted at the pool breezeway entrance where residents and their guests must present a TOT fob or other form of ID 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. Residents must remain with their guests at all times. The Clubhouse parking area will be limited to registered, resident vehicles only. All others may be towed without notice. Absolutely NO vehicle street parking on any community street. All food, beverage and container rules along with no smoking/vaping in any amenities. Your cooperation and respect for fellow community members and neighbors is appreciated.

### STREET PAVING PROJECT

The Potable Water Project has been completed.

Complete street resurfacing and concrete repairs are now in process. Speed Bumps, **Cool Pavement Sealant** and street/parking striping will be the final steps to complete our major infrastructure updates at this time. All work should be completed by the end of October. Still to be completed will be any remediation on resident lots that require cleanup or repairs due to the water pipe installation and street resurfacing. Further information will be provided about milling, paving, traffic control and temporary alternative parking as the schedule unfolds.

**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, texts, and phone blasts with updated schedules to avoid traffic 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](mailto:totonsiteoffice@gmail.com).

**Additional information is updated regularly and available at: <https://www.topotopanga.org/paving>**

**Please direct your Questions or comments to:**

**Anthony Camarena at [management@samapago.com](mailto:management@samapago.com) or [saul@samapago.com](mailto:saul@samapago.com) 323-873-7954, or the on-site office during regular business hours.**

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On September 9<sup>th</sup>, beginning at approximately 10am, RCD's Fire Mitigation Team, headed by Danielle Picciano, Community Resilience Specialist from RCD, will be on-site throughout the community to evaluate the current state of our fire preparedness. The evaluation will consist of assessing a majority of the structures, including common area structures and vegetation within the community and the local vicinity. You will then receive a report a few weeks later that includes our findings and recommendations for your community!

### Who is RCD?

Proudly serving the local community for over 57 years, the RCDSMM offers programs and services focused on watershed management, restoration, research, and education throughout the Santa Monica Mountains and surrounding areas. The RCDSMM plans and implements riparian and wetland restoration projects, conducts monitoring for various sensitive habitats and species, works toward the recovery of endangered fish populations, implements habitat creation and enhancement, plans interpretive design projects, and coordinates environmental education programs for learners of all levels.

Homeowners can sign up for additional information and a free, individual property evaluation at the following website:

<https://www.rcdsmm.org/what-we-do/home-ignition-zone-evaluations/>

Additional information about RCDSMM and wildfire defense program is available at the following website:

<https://www.rcdsmm.org/wildfire-defense-videos/>

### DOG PARK RENOVATION

As many may have already noticed, the dog park located at the corner of Comanche and Mohawk has been closed for renovation. This closure may last for more than a month. Please use other available areas of the community to walk your dog.

A reminder to all dog owners that it is against TOT rules to allow your pet to do its business on other homeowner's property and no matter where you walk your dog, all waste must be removed and properly disposed of.

Unfortunately, it has been reported that many dog owners are not complying with the rules, specifically in the common areas located at the South end of Apache and the dog walk path at the North end of TOT. The HOA can call reported violators to a hearing and levy fines for disregarding community rules.

Poop bags are available at several sites in the community and one can always grab a few extra to pocket for use in other areas.

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

### STREET SAFETY RULES FOR ALL

Our streets provide critical walking, running, bicycling, and driving access for all of us, and require conscientiousness to ensure safety. Especially during our current infrastructure and paving processes. Extra care is needed. It is important to follow the street paving notices as to the schedule and where alternative parking will be available.

It has been reported that some motorcyclists are not in compliance with TOT traffic rules. All motor driven vehicles must comply with all street and traffic rules. Additionally, motorcycle cruising around the community is prohibited. Motorcyclists are required to use only the shortest route required to get from their resident location to or from the community entrance. Motorcyclists are also required to comply with all State regulations such as, but not limited to; having a valid, State issued motorcycle license where applicable, wearing a DOT approved helmet, and obeying all posted speed limits and traffic regulatory signs. Not only can the HOA call violators to a hearing with possible fines, but more important, violation of the rules endangers the safety and security of all who live in our community.

The TOT maximum allowable speed limit everywhere in the community is posted at 15 miles per hour.

