

Top O'Topanga Community Association

October, 2024 Newsletter

Lordon Management

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Lordon Representative

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Lordon Accounting

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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
Salina Maher
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, OCTOBER 28, 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

October 19, Saturday, 9:30am - 11:00am, East Patio, Weather Permitting, or Library.

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

SWIMMING POOL UPDATES

Based on our current and generally warm weather forecasts, the pool heater seasonal shutdown may be tentatively scheduled for November 1st.

HALLOWEEN FESTIVITIES

There are no planned HOA-sanctioned Halloween activities. Parents should use their best judgment with regard to any homeowner-organized group activities. All children should be accompanied by an older sibling, parent, or other adult. Make sure your child is visible to vehicles by carrying a flashlight, glow stick, or wearing reflective tape on their costumes.

FAKE SPIDER WEB DECORATIONS ARE DEADLY TO WILDLIFE

Birds and bees can get caught in them and die. Please be safe and restrict the use of fake spider webs to indoors (and keep it where your indoor pets can't get to it).

STREET PAVING PROJECT

The Potable Water, paving, and speed bump projects have been completed. **Cool Pavement** Sealant and street/parking striping is now in progress. These will be the final steps to complete our major infrastructure updates at this time. All work should be done by the end of October. Further information will be provided about traffic control and temporary alternative parking as the seal coating schedule unfolds.

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

Please pay immediate attention to 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.

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 or saul@samapago.com 323-873-7954, or the on-site office during regular business hours.

EASY WAYS TO STAY INFORMED

All residents are encouraged to sign up for TOT Email, Phone and Text Blasts for time-sensitive information such as utility shutoffs, safety closures, or other community-wide messages. To register, contact the Onsite Manager.

Homeowners (only) can also sign up for email blasts for non-emergency information, Board meeting agendas, and newsletters at **TOTCA.org > My Account**.

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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.

No Smoking In All Common Areas (including Streets) It has been reported that some smokers have been tossing cigarette butts carelessly on the ground. **SMOKING IS NOT PERMITTED IN ANY COMMON AREA OR FACILITY.** With our extreme fire danger, it is for the safety of our entire community that our fire-safety rules be followed.

TAKE WILDFIRE PRECAUTIONS AND BE PREPARED FOR EMERGENCY

Wildfires can ignite at any time of the year, especially during the summer months and with our warming climate, dry brush, Santa Ana winds, and low humidity, they are more likely. In addition to spring brush clearance, you can protect your home and safety through greater defensible space. The **North Topanga Fire Council** (sites.google.com/site/ntcfsc) will evaluate your home and give tips as to how to make your home safer.

For important emergency and preparedness information, see www.topotopanga.org/emergency.

Southern California Edison (SCE) is authorized to perform Public Safety Public Shutoffs (PSP) that preemptively shut off electricity to reduce fire risk in rural power line areas during extreme weather conditions or other natural events.

All planned and/or unplanned power shutdowns must be handled by individual residents. The HOA has no responsibility for, or control over, the delivery of electrical utility services. Sign up for alerts at www.sce.com/wildfire/pssp-alerts.

If you have medical equipment that requires backup power, SCE has programs to help. You can contact them at www.sce.com.

The elderly and vulnerable are encouraged to sign up for Sages emails at www.canyonsages.com or call (818) 225-1909. **They can also sign up for Operation Knock:** "Sheriff deputies will attempt to knock on your door, to the best of their ability, to check in and assist at-risk people during a disaster or extended blackout." To do so, email Sages at email thecanyonsages@gmail.com.

Additional information about RCDSMM and wildfire defense program is available at the following website: <https://www.rcdsmm.org/wildfire-defense-videos/>

TREE CARE UPDATE

This winter's tree trimming and removal for health and safety (of people, pets, property, and other trees) has been completed, with the exception of a few that need to be trimmed in warmer weather (to avoid risk of disease).

Tree trimming is necessary to keep our trees healthy and safe. It includes removal of dead, diseased, damaged, and crossing branches, plus clearing buildings and correcting minor structural issues (not removal of interior foliage nor for views). It is performed during the dormant time of year and in order to avoid bird nesting season. As spring approaches, and the weather begins to warm, the foliage will fill out, often better than it would without having been trimmed.

We deliberately avoid interfering with trees in the wild, natural areas around us where human or property safety is not a concern. It is in our developed common areas that we must be vigilant.

We do not expect any more multiple tree removals, and any near-future removals will be determined on a tree-by-tree basis. No one wants to lose any trees, nor can we replace the trees we've known and loved. New trees will be planted where and when we can do so.

