

# THREE SPRINGS

JULY 2017

QUESTIONS OR CONCERNS?

FEEL FREE TO CONTACT THE EMMONS COMPANY

MANAGER: KATHY O'CONNOR

CUSTOMER SERVICE: TAMI ZUCCOLILLO

ACCOUNTANT: EIRENE CRISTOBAL

GET A HOLD OF US! WE ARE HAPPY TO ASSIST YOU.

PHONE: (805) 413-1170  
FAX: (805) 413 1190

BY MAIL: P.O. BOX 5098 THOUSAND OAKS CALIFORNIA, 91359

OR STOP IN: ONE BOARDWALK SUITE 102 THOUSAND OAKS

## 2017 ELECTION

For the second year in a row a quorum was reached in our election for the Board of Directors. Your new Board is:

**Pam Johnson**  
**Frank Bonvino**  
**Larry Coleman**  
**Pat Brennan**  
**Don Rosenberg**

The officers who are selected by the Board are:

**President-Larry Coleman**  
**Vice President-Pam Johnson**  
**Treasurer-Don Rosenberg**  
**Secretary-Pat Brennan**

A thank you to outgoing Board members Eva Danashinia, Britta Grubin and Shari Gellar for their service.

A thank you as well to all of the homeowners who voted.

## ARCHITECTURAL RULES

The good news is that most residents have maintained their properties beautifully and follow the rules when looking to make improvements. The bad news is that most do, but not all. As mentioned in our "Front Entrance" story one of the major concerns of residents was homes that have either fallen into disrepair or just violated our CC&R's and Architectural Rules in paint, landscape,

maintenance and other assorted violations. Toward the end of last year, we sent out violation notices and many homeowners responded quickly and made the necessary improvements. Others did not and we have now begun the fining process which first asks those homeowners to appear before the board to discuss their issue(s). One of the most frequent questions we receive is, "Why haven't you done anything about the house at *"123 Main Street"*". State privacy law forbids us to disclose any specific information on any homeowner. But that doesn't mean we haven't done anything. If the Board decides that the homeowner is in violation of the CC&R's or the Architectural Rules we do have the ability to begin levying fines that can reach up to a maximum of \$10,000 a year.

Our goal is compliance and not a source of new revenue. Many people chose to live in an HOA community to ensure that standards are met to keep the neighborhood beautiful and increase property values. Every person who buys a house in Three Springs has legally agreed to abide by the CC&R's and our Architectural Rules which require prior approval before most work is done on the outside of any home. The process for approval is easy and best of all free. The Architectural Committee is reviewing the rules (CC&R's

# THREE SPRINGS

may only be changed by a vote of the residents) and working on a process to allow for electronic transmission of applications and plans once our new website is up and running. Suggestions, comments and even complaints are always welcome and can be sent to Architectural Chairman Don Rosenberg at [don@threesprings.org](mailto:don@threesprings.org)

## **KIRSTEN LEE MEDIAN**

Many of you have seen the new median installed by Westlake Village at the corner of Three Springs Drive and Kirsten Lee. The purpose of the median was to slow traffic coming up Three Springs and turning the corner at unsafe speeds. Anyone watching the traffic approaching that corner can tell the median is doing its job. A full explanation of the project provided by City Traffic Manager Mark Wessel is available on the Three Springs website: [www.threesprings.org](http://www.threesprings.org).

## **FRONT ENTRANCE UPDATE**

Over the past month it would have been hard not to notice HOA Board members Pam Johnson and Pat Brennan sitting at the front entrance of the neighborhood and at the park speaking to many homeowners about the Front Entrance Upgrade Project. Their Herculean efforts paid off as the vote to approve the proposal not only was successful but in a margin unimaginable. In the 30 day period the balloting was taking place 331 homeowners voted. A resounding 291 voted yes and only 31 voted no. Ten ballots were invalid for either a lack of signature or some other error

Those overwhelming numbers is a strong indication that most homeowners take pride in the way the neighborhood looks. Pam and Pat's opportunity to speak to so many of you also resulted in many comments about traffic and fire issues, the condition of so many of our mailboxes and some properties in general (see separate stories).

Pat and Pam were gratified by the positive comments of most of the residents – and the earnest suggestions of others - regarding the Project and other issues. Most notably, though, they are truly impressed by the interest, recommendations and rapport of the neighbors in Three Springs. “We live in a great community.” said one resident. There is no doubt that we can accomplish great things by leveraging the interests and talents of the people of Three Springs.

We are also happy to report that the Westlake Village City Council voted on June 27<sup>th</sup> to approve the “Beautification Funds” and Three Springs will receive \$50,000 from the City for this project. Happening in tandem is a fine tuning of the plan and starting the bid process for various portions of the project. The next board meeting is July 19 and the Project will be on the agenda. All are welcome to discuss.

## **CITIZEN OF THE YEAR AWARDED TO ONE OF OUR OWN**

Longtime resident, Pam Johnson, was recognized by the Westlake Village City Council on June 27<sup>th</sup> as their

# THREE SPRINGS

Citizen of the Year. Pam currently serves on the Three Springs Board of Directors, she is also involved in public safety issues and she has been a member of the City's Cultural Recreation Board in addition to serving on two of the City's sub-committee. Congratulations Pam!

## **DROUGHT BAN ENDS**

Governor Jerry Brown's Executive Order B-40-17 issued April 7, 2017 has ended the drought state of emergency in all California counties except Fresno, Kings, Tulare, and Tuolumne, where emergency drinking water projects will continue to help address diminished groundwater supplies.

The Order still prohibits wasteful water use with permanent restrictions on:

- Hosing off sidewalks, driveways and other hardscapes;
- Washing automobiles with hoses not equipped with a shut-off nozzle;
- Using non-recirculating water in a fountain or other decorative water feature;
- Watering lawns in a manner that causes runoff, or within 48 hours after measurable precipitation; and
- Irrigating ornamental turf on public street medians.

The order still allows the use of drought tolerant landscaping and artificial turf but those plans still require approval of the HOA Architectural Committee. We cannot prohibit but we can require that certain conditions are met.

HOMEOWNERS WHO HAVE LET THEIR LANDSCAPING DIE OFF WILL BE REQUIRED TO WATER THEIR LAWNS, REPLACE THEIR TURF AND BRING THEIR PROPERTIES BACK INTO COMPLIANCE WITH HOA CC&R'S AND ARCHITECTURAL RULES.

For those who have not been previously contacted, plans for compliance must be submitted to the Architectural Committee no later than July 28, 2017. Once approved owners will have 45 days to complete their projects. If your turf is essentially in good shape with just a few bare or brown spots no plan submission is required but restoration must be completed by July 28, 2017.

## **BRUSH FIRES**

As most of you know we recently had two brush fires behind some homes on Kirsten Lee Drive and just recently Pacifica Ct. Thanks to some incredible work by local firefighters all fires were contained quickly with no loss of property but more importantly no injuries or loss of life.

After a year of record rains, the brush surrounding much of the neighborhood is literally feet high. A fire on a windy day could be catastrophic.

# THREE SPRINGS

If you are clearing brush or if you've hired someone the Fire Department recommends that you have a source of water nearby so sparks and small fires may be put out immediately. The two fires behind Kirsten Lee were both caused by overheated weed whackers but metal blades (used when the brush is thick) can also start a fire by creating sparks when hitting hidden rocks. By now all of the brush should have been cleared but if you haven't please be extra careful.

## **NEW WEB SITE --- HELP WANTED!**

The board has selected a company to provide us with a new web site. The new site will be much more interactive and allow for better communication with all the members of the association. The company we selected specializes in web sites for Homeowners Associations so there are many new features that will save us some money.

The site is constructed by selecting component parts that are so easy to put together that a 10-year-old can do it. Unfortunately, all of us on the board aren't 10 (although we may act that way at times) so we are looking for either an adult volunteer or a teenager (who we will pay) to help us connect the dots. It will only take a few hours. Anyone interested in helping should contact The Emmons Company at [tamiz@emmonsco.net](mailto:tamiz@emmonsco.net).

## **MAILBOXES**

As previously mentioned the condition of many of the mailboxes in the neighborhood is a frequent concern. The developer and the five builders agreed on a consistent plan based on the design of the house and required that any change be approved by the Architectural Committee. Almost thirty years later and many of the posts are rotting, dirty, lacking a new coat of paint and many mailboxes have been replaced or changed out without approval resulting in a mishmash of styles even within a specific builder's homes.

Also of late, we've also had some mail thefts and residents requesting to change (or have changed without asking) to a locking mailbox. While the writer of this story has also had his mail stolen and researched locking mailboxes most are rather large and would look horrible placed on our posts. In the very near future a comprehensive plan will be established to address (no pun intended) this issue. Comments and suggestions are welcome and should be sent [tamiz@emmonsco.net](mailto:tamiz@emmonsco.net). Any new plan will be sent to all residents for their comments.

**HAVE A SAFE AND  
HAPPY FOURTH OF  
JULY!**