



# THREE SPRINGS

**DECEMBER 2016**

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

OR STOP IN: ONE BOARDWALK SUITE 102 THOUSAND OAKS

## 2017 ELECTION

Now is the time to think about running for the Three Springs Board of Directors. If interested in running for the Board of Directors, watch for the Nomination Form which will be mailed with the Budget mailing in mid- December; or if you prefer, you may find one on the Threesprings.org website. There will be 5 seats open and the only requirement is that you must own a home in the Three Springs neighborhood. In addition, a policy will be put in place regarding mailing out additional ballots in an effort to reach quorum. This will be made public after they are approved at the January board meeting. We also need two volunteers to be members of the Inspectors of Elections Committee. The inspectors do not have to be homeowners but cannot be any candidate, family member or relative of a candidate. The main responsibility is to oversee the opening of the ballots at the March board meeting. Please contact the Emmons Company if you are willing to volunteer. Call or email at 805-413-1170 or [info@threesprings.org](mailto:info@threesprings.org).

## ARCHITECTURAL

As a Homeowners Association we have to live by our CC&R's (they carry the weight of state civil code) and the rules they allow us to establish. The purpose is not just to maintain our property values but to increase them. Our CC&R's and rules, which every homeowner has agreed to abide by when they purchased their home, can be a little daunting to read especially when it pertains to architectural issues. However, that is not an excuse for ignoring them and making changes to the outside of your home. In short almost every alteration, improvement or redesign that can be seen by another neighbor, front, back or side, needs the approval of the Architectural Committee.

That includes painting – even if it's the same color(s) – landscaping, replacing doors, windows or garage doors and certainly any hardscape or room additions. It's not difficult or time consuming if the application, available online at <http://threesprings.org/docs-forms/ac-application.pdf> is completed and the plans (if necessary) are submitted. And remember there is **no cost**. However, it can become expensive if you violate the rules. If any of the CC&R's or architectural rules are violated we ask for the violations to be corrected; if the homeowner refuses they are subject to fines that can reach up to \$10,000 a year. Homeowners violating the rules are one of the biggest complaints lodged by other homeowners and as such we have stepped up enforcement. State law does not allow us to disclose those homeowners who have been sited or fined but both are happening. Although our CC&R's require homeowners to maintain their landscaping the state has passed a drought law that forbids HOA's from enforcing that provision until the drought is over. That said, the homeowner is still required to remove dead bushes, trees or plants and keep any growth of grass or weeds mowed. When (if) the drought restrictions are lifted we will immediately require all properties to be brought in compliance with our CC&R's and rules. In unique situations variances can be granted but no one should assume that because another home has done something it is okay for them to do it. Other excuses we hear from people who have not filed an application that should always be avoided are:

- My neighbor told me the rules allowed it.
- My real estate agent told me I didn't need approval.
- My painter told me that if I painted the same color as another house I didn't need approval.

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And of course the number 1 excuse, "I didn't know I needed approval". The Board and the Architectural Committee are not trying to make anyone's life more difficult and we appreciate those homeowner's who not only follow the rules but want to keep their homes maintained and fortunately that is the vast majority. If you aren't sure a simple call or email to the Emmons Company (805-413-1170; [info@threesprings.org](mailto:info@threesprings.org)) or an email to Don Rosenberg [don@threesprings.org](mailto:don@threesprings.org) , the chair of the architectural committee will get you an immediate answer.

Let's keep our neighborhood beautiful and our property values increasing.

## **ARCHITECTURAL REMINDER**

The HOA and the City of Westlake Village require that branches that overhang a sidewalk maintain a minimum 10 ft clearance. Please check your trees that are near the sidewalk and have any branches below the 10 ft minimum trimmed immediately.

## **FRONT ENTRANCE BEAUTIFICATION PROJECT**

The Landscaping Committee is currently tasked with overseeing updating the front entrance to the Three Springs community; and is currently looking at enhancement of landscaping, lighting, irrigation and the addition of pilasters with faux gates adjacent to the existing monuments. We have retained the services of a landscape architect who has provided a visual rendering. Check our website [www.threesprings.org](http://www.threesprings.org) to view the rendering and for future information. The City of Westlake Village typically funds a neighborhood beautification program yearly where they will match funds for neighborhood beautification projects such as this and we are hopeful to utilize this program to help fund this project, which may be implemented in phases due to its large size. It's been many years since there has been any major enhancement to the entry and we are hopeful that this update to the gateway of Three Springs will help beautify the community. In addition, because this project includes the addition of capital improvements, this project will require approval from a majority of the community.

The Landscape Committee anticipates holding an informational session at the park for those interested in the project, so please watch your mail for further information; we'll require support from the community, and your vote to move this project forward.

## **NEWSLETTER SAFETY COMMITTEE UPDATE**

Several Board and Committee members have been attending Safety Committee meetings with the City of Westlake Village over the past several months regarding traffic calming solutions in Three Springs. As many of you know speed, passing illegally on the left, texting while driving, and tailgating have been issues in this neighborhood since we became a neighborhood. The speed bumps are only part of traffic calming and we continue to request additional assistance from the City. We are happy to announce that at the October 26 City Council meeting, the City Council approved the addition of a concrete center median to be located on Kirsten Lee Dr. at Three Springs Dr., in addition to placement of a fixed radar sign which will be located on east side of Three Springs Dr. The City also highly recommends utilizing the SSTOP program to report speeding and/or reckless drivers anonymously to the Sheriff's Department. We also hope to follow up this up with the implementation of a Neighborhood Speed Watch. The HOA will be distributing a flyer to your mailbox, obtained from the Sheriff's Department on the process for reporting violators. They will contact those who are reported to them and let them and advise them of the violation. With the radar sign, anyone can report alleged violations observed which are observed. The Neighborhood Speed Watch will consist of two residents working as a team to observe speed violations and then report the violations to the Sheriff's Department. This process comes highly recommended by the Sheriff's Department as an extension of the SSTOP program and has been highly successful. The violators are then contacted by the Sheriff's Department. The HOA continues to diligently work with the City of Westlake Village in an effort to find traffic calming solutions, to help ensure the residents a safe neighborhood; the kind we anticipated living in when we all moved to Three Springs.