



# THREE SPRINGS

**JULY 2016**

QUESTIONS OR CONCERNS?

FEEL FREE TO CONTACT THE EMMONS COMPANY

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## 2016 ELECTION

For the first time in 9 years a Three Springs HOA election reached a quorum. The result was 5 new board members being elected; the first new board members elected since 2000. Our thanks not just to those who voted for the Fresh Start team but to all of those who voted. One of our goals is to at the very least reduce the quorum requirement so that those who vote elect the board not those who don't. During the campaign we heard many things that you the members want to see changed. Those items mentioned the most, in no particular order, were the deterioration of the front entrance, the deterioration of so many of the mailboxes and posts, the continual issue of drivers speeding through the neighborhood and what seems to be a lack of enforcement of architectural rules against some homeowners. To deal with these and other issues we have created numerous committees. Updates are included in specific articles in this newsletter. What is important to realize however are the laws, rules and conditions that the board must work under to accomplish these tasks. First and foremost is the Board operates under California law, more specifically the Open Meeting Law. What that means is we are not allowed to meet without providing proper notification to the membership. No more than two of us can ever talk about community issues or solutions. That is why we set up committees. They will report back to the entire Board at announced meetings where issues and solutions will be discussed and voted on in an open forum. The good news is that we can't act in secrecy. The bad news is that it takes much longer to act. While there are emergency provisions none of the issues mentioned above meet that criteria.

So while we ask for your patience we also ask for your help. Be it by serving on a committee or just keeping us abreast of what's important to you, your ideas or even your complaints.

## ARCHITECTURAL

Two important points: There is NO COST to file an Architectural Approval Application. Any hardscape changes, most landscape changes, installing solar panels and all house painting (other than touchups) must be approved by the Architectural Committee. The reason for requiring approval from the Architectural Committee before making such changes is simple; we all want our property values to increase and the neighborhood to look beautiful. While many don't want to go through the process it's a requirement under our governing documents and is necessary to make sure houses in the neighborhood conform to the standards set forth in those documents. No one wants a house painted red with purple polka dots as their neighbor. We try our best to turn around applications within two weeks but by our CC&R's they are considered approved if there is not a decision within 30 days.

That said the two biggest architectural issues are dead lawns and architectural rule violations. Up until last year HOA's were allowed to cite people for not maintaining their lawns. Because of the drought a new law was passed which allowed homeowners to let their lawns go brown, install artificial turf or a drought tolerant landscape. However, even if you let your lawn go brown you must still cut whatever growth there may be and you must still get approval for installing artificial turf and/or a drought tolerant landscape. When it comes to architectural violations, don't assume that because you may see one that nothing is being done about it. By state law here is what we can do.

# THREE SPRINGS

We can request a meeting with the homeowner to discuss the issue. If the homeowner refuses to correct the violation after due process, we can institute a monthly fine that can last for years but cannot exceed \$10,000 in any given year. Privacy laws do not allow us to publicize those homeowners being fined. So please don't think that nothing is being done and if "they can do it, so can I". We will be more diligent in the future but we are going to give a grace period until August 31 to ask everyone to perform minor maintenance where necessary. That includes things like trimming tree branches that hang over sidewalks to a height of at least 10 feet, trimming bushes and plants that are severely overgrown and fixing peeling stucco particularly on walls and hardscape. Lastly, feel free to contact the Chairman of the Architectural Committee, Don Rosenberg at [don@threesprings.org](mailto:don@threesprings.org) with any comments, questions or complaints.

## **NOTIFICATIONS**

1. Construction has commenced at the Westlake Filtration Plant and the Westlake Pump Station adjacent to the Las Virgenes reservoir. LVMWD is posting construction project updates on the District website. Just go to LVMWD.com and then click on the "Construction" tab at the left side of the screen for a list of current projects. If you have any questions or comments, you can leave a message on the LVMWD Construction Hotline, 818-251-2180. In addition, if an issue arises during the work day, questions can be posed to the supervisor or inspector at the work site, or by calling their office at 818-251-2200.
2. Poop Alert – We have a great community of people and dogs. Every day our canine friends stroll up and down the streets bringing a smile to all who see them. Unfortunately the neighborhood is their bathroom. While most people clean up after their furry friends make a "deposit" some don't. Please take a plastic bag with you or get one from the park.

3. Street Paving – The city will be performing some street work in late August or early September. The exact dates and which streets will be impacted is forthcoming. We will inform everyone with a notice on our website and emails and information will also be available on the City website and in the City Newsletter.
4. SSTOP Program: Contact the sheriff's department at 818 878- 1808 to report speeding violations anonymously with their license plates. The deputies will come out and talk to the violating parties about the complaints.

## **LANDSCAPING COMMITTEE**

The Landscaping Committee was formed to investigate and develop recommendations to redo the front entrance. What most people don't know is that the front entrance and the three center medians are Westlake Village property. Twenty years ago the Board made a deal to take over the landscaping maintenance. The entire area was re-landscaped. The city would continue to water and provide electricity but the HOA would be responsible for all else. We are investigating whether to continue the arrangement with the city however, the deferred maintenance has taken its toll and is being addressed.

As anyone can see many of the plants in the median are dead and the grass looks terrible. On the side much of the groundcover has died and many of the existing plants are overgrown. The lighting all needs to be repaired or moved as the glass on many of the lights is lime crusted and the monument lights are shining into the bushes. The committee will develop a few different options and present them to the community. Your input would be greatly appreciated. Please contact Pam Johnson at [pam@threesprings.org](mailto:pam@threesprings.org).

## **CC&R'S AND BY-LAWS**

Our governing documents date back almost 30 years to the inception of the Three Springs development. The CC&R's have never been modified and the By-Laws only once. Our CC&R's carry the weight of state civil code however, over the years there have been some changes in civil code superseding some of our rules. Our ability to fix/correct is extremely complicated and difficult and we are exploring various alternatives. Stay tuned for more information.

# THREE SPRINGS

## COMMUNICATION AND TECHNOLOGY

Communication is the lifeblood of any organization. We are extremely committed to not just keeping residents informed but eliciting feedback from the community. One newsletter a year and our website just doesn't cut it. This newsletter, the first since last November, will become more frequent and monthly in the near future. To keep costs down it is very important that we can email this newsletter. At this point less than half of the homeowners have provided us with an email address. Our new website (more about that in a minute) will allow residents to select exactly what types of communication they receive via email and which ones they want physically mailed. To keep costs down it is very important that we can email this newsletter. You can also receive your annual statement electronically and make payments electronically as well. However, currently only newsletters, Articles of Incorporation, Bylaws, CC&R's and rules are emailed. Any documents that are private and specific to a member will still be mailed. **To sign up for email delivery go to [www.threesprings.org](http://www.threesprings.org). Select Docs and Forms at the bottom of the screen and then click on "Consent Form to Communicate via email.** Being able to communicate most information electronically will more than save the cost of creating a new website that will be much more useful than what we currently have. The new website will be comprised of public and private information. We want prospective new homeowners to be able to see what a great neighborhood we have but we want only members to be able to have access to financial information, the ability to submit Architectural Applications and any other information that would be considered private (to the whole community not to an individual). We also promise not to bombard you with emails. The new website will provide valuable information and will be updated more frequently so you can access when needed instead of us frequently sending out emails.

## SOCIAL

The Social Committee held a "Donut Social" at the park on June 5. This morning event created an opportunity for members of the community to meet the new board and the board to answer questions and hear from the community

their concerns and thoughts about what are important to them. Throughout the morning about 50 people came by making this a rewarding event for all.

## TRAFFIC AND SHERIFF'S LIAISON

It goes without saying that the issue of speeding, particularly on Three Springs and Kirsten Lee, has been a major concern to all since Three Springs was built. The design of the neighborhood streets has made finding a solution fraught with issues. The streets are owned by the city of Westlake Village making the final decisions of what solutions might work their decision. However, it is very important that the HOA and individual homeowners participate in discussing and supporting potential solutions with city staff and councilmembers. The Traffic and Sheriff's Liaison Committee is working directly with the city on ideas and programs to finally implement and make our streets safer. The City Public Safety Committee heard from board members and residents at their last meeting and many ideas were presented. The committee is researching and investigating the pros and cons and effectiveness of each idea. There has been an increase in Sheriff presence over the past few weeks which does have an instantaneous positive impact but we need to institute some permanent solutions that do not rely on constant staffing needs.

## MAILBOX

We have created an ad hoc committee to look into the issue of our aging mail boxes and posts. The solution has to address the desire of some homeowner's to have secure mail boxes along with the Architectural Committee's goal of maintaining the beauty of the neighborhood. The committee will come up with suggestions for acceptable styles of mailboxes that would be in harmony with the beauty of the neighborhood.

