

THREE SPRINGS NEWS

April, 2012

ANNUAL BOARD MEETING



The deadline for returning ballots for the election of directors expired March 26, 2012. A quorum of ballots was not achieved, therefore no

election was held. The current Board will remain in place as dictated by the Association's documents. The directors will remain: Larry Coleman, Steve Dreyer, Clint Howard, Susan Simowitz and Ron Skocypec.

Mailboxes: Many of the mailboxes and posts in the community are aging and in need of maintenance. We would like to remind homeowners that the maintenance/replacement of the mailbox and post are the responsibility of each owner and that most homeowners share a post, resulting in a shared responsibility. Proper maintenance of the mailboxes benefits homeowners by keeping the neighborhood looking uniform, protecting the wood from exposure and susceptible to rotting, keeping the wood from looking aged and distressed and keeps the real estate values up.



Website: The Board committed to work with the community to create a Three Springs web site. Along with community volunteers, the Board will work with the Emmons Company on design and the process. Watch your mail for more information on this subject. If you'd like to volunteer for the Committee, please contact Pam at The Emmons Company pamz@emmonsco.net.

Email: Until recently the Board was legally bound by the By-Laws, CC&R's and California Civil Code to notify homeowners by regular mail. Recent changes in Civil Code allows for electronic distribution of most communication. So help the Association go green by completing and returning the enclosed Consent for Electronic Communication form.



WESTLAKE JOINT BOARD UPDATE

Here is an update on some of the things going on around town and current projects for the Westlake Village, Thousand Oaks area:

Oaks Mall opened new restaurants: The Olive Garden and the Red Lobster. Construction is underway for Hooters near Toys R Us in the Janss Mall.

In January The Lakes saw Nate 'n Al close its doors; however, Umami Burger will be taking its place. "Umami" is a Japanese word for a "pleasant savory taste imparted by amino acids in the food." Showcased on the menu are meat, seafood and vegetarian burgers.

Demolition on the Der Wienerschnitzel fast food place across street from Auto Mall starts end of January to make way for the new outdoor dining and drive-thru Chick-fil-A.

Pending completion of an application, a drive-thru Starbucks is proposed for Rancho Road and Thousand Oaks Boulevard.

Mann Theatre in The Promenade will be replaced by an upscale theatre experience called Cinépolis. It's expected to provide digital stereo, giant screens, computerized advance ticketing, full bar and restaurant, leather recliners, personal call buttons and reserved seating.

The Mann Theatre in the Janss Mall is under new management with Regency

WESTLAKE GARDEN CLUB

The Westlake Village Garden Club will hold its 39th Annual Garden and Patio Tour on Sunday, April 29th from 11:30 a.m. to 5 p.m. Five outstanding gardens will be on display featuring creative landscaping ideas, colorful flowering plants and specimen trees with entertainment by a flutist. Tickets, which include a map, are \$20 per person (kids under 12 free) and may be obtained from local nurseries and Westlake Florist or by calling (805) 496-0136.

**THREE SPRINGS TRAFFIC
SAFETY REMINDER**

We would like to remind everyone that the speed limit within our community is 25 miles per hour. For your safety and the safety of others please read the following, discuss it with your children, family members, friends and other visitors to our community, and remember to:



Obey All Traffic Signs

- ❖ There are Full Stop Signs at every intersection entering onto Three Springs Drive.



Be Careful When Turning

- ❖ Look for traffic traveling in both directions when entering Three Springs Drive from your street.
- ❖ Parked cars and other obstacles can create blind spots when turning onto one street from another.
- ❖ Stay in your lane of traffic when turning onto one street from another.



Reduce Your Speed

- ❖ The speed humps on Three Springs Drive have helped to reduce and control speed.
- ❖ Please do not drive fast over the speed humps!
- ❖ And, please do not pick up speed on Three Springs Drive after the last speed hump!

Those of us who live here make up the majority of traffic. We must set the example and drive responsibly. Near miss collisions have previously been reported due to wide turns interfering with other oncoming traffic, especially at the intersection of Three Springs Drive and Kirsten Lee Drive. This reminder is to ensure that everyone follows the law and observes the best driving practices within our community to maintain the highest standard of safety possible.

You can obtain additional information from the City of Westlake Village on traffic calming at: http://www.wlv.org/city_services/traffic-calming.asp.

LAS VIRGENES MUNICIPAL WATER DISTRICT

Quarterly Facility Tour
Potable Water System
Date: 5/5/2012 8:45 AM - 1:00 PM
Cost: FREE

Where does your drinking water come from:

Join us for a special tour and learning adventure, Saturday, May 5, 2012 and go "behind the scenes" to look at the planning, infrastructure and challenges to delivering safe, reliable, high quality water to your home.

Reservations are a must for the FREE tour. Everyone is welcome, however preference is given to customers of Las Virgenes Municipal Water District.

Moderate walking and stairways. Restricted to ages 12 and older, children under 18 must be accompanied by an adult. Continental breakfast and light lunch provided.

**CALIFORNIA'S WATER HOSTED BY
HUELL HOWSER**

(LVMWD) facilities and General Manager John Mundy will be featured during a portion of the California's Water broadcast hosted by Huell Howser, which is scheduled to air Tuesday April 10 at 7:30 p.m. on television station KCET Los Angeles.

The program segment is entitled, "Water: The Best Deal Around" and will focus on the value water plays in the everyday lives of Californians while looking at some of the complex and costly infrastructure that's often hidden from view, but necessary to deliver safe, reliable supplies of water to customers in the region.



For comments and concerns, please contact
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