



THREE SPRINGS NEWS

The Emmons Company * One Boardwalk Avenue #102 * Thousand Oaks, CA 91360 * 805-413-1170

MARCH, 2012

ANNUAL MEETING

Our Annual Meeting was held on February 22 at 6 PM at the First Neighborhood Community Center. To everyone who was present, thank you for your participation in the meeting. All Homeowner's Meetings are important as it informs the Board, "what's on your mind" in person, and in addition to ongoing phone calls, emails and letters.

Election of Officers

At the close of nominations, the slate of candidates includes the incumbent Directors, Larry Coleman, Steven Dreyer, Clint Howard, Susan Reiter Simowitz and Ron Skocypec; in addition, both Lisa Krijger and Ardeshir Farshidi also stepped up to run. There's still time to vote, polls will close at 7:05 AM on March 26, 2012; please mail or deliver your ballot to The Emmons Company prior to close of polls.

Three Springs Website and Email

General discussion followed which encompassed the desire by homeowners to access information and updates for the community electronically:

Website: The Board committed to work with the community to create a Three Springs website. 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.

Social Committee

It was suggested to expand the role of the Social Committee within Three Springs. Larry Coleman currently organizes the annual Picnic in the Park social event with the aid of volunteers. Lisa Krijger suggested to expand the Social Committee role to include civic functions and we look forward to Lisa's role on the committee to organize this expanded endeavor. There is more to come on this topic including who to contact, first meeting, etc; and we look forward to your community participation!

Monthly Meetings

The Board of Directors continues to meet monthly at 7 AM on the third Monday of each month, with the exceptions of June, September and December; please call the Emmons Company to confirm meeting dates. All homeowners are welcome to participate in person; the first order of business is always Homeowners Comments. If you cannot appear in person, you can always email or call the Emmons Company with whatever matter you want to bring to the Board. All matters are discussed and followed-up. It was suggested that there be periodic evening meetings. We will keep you posted when all meetings are scheduled – AM or PM.

Again, thanks to all for your participation at the Annual Meeting and everyone's ongoing support to maintain and enhance our community through these and additional endeavors throughout 2012.

WESTLAKE JOINT BOARD

A representative from the Selleck Development Group will be in attendance at the March 22, 2012 Joint Board meeting to discuss the Westlake Planning Area C (formerly Lowes and Opus West site). The meeting will begin at 7:30 p.m. at the North Ranch Community Center.

LVMWD DISTRICT
BACKBONE IMPROVEMENT PROGRAM
UPDATE

This year we invited the Las Virgenes Municipal Water District to provide an update on the Water Tank and Reservoir improvements portion of the Backbone Project. Presenting at the meeting were Joe Bowman, Division 4 Director and Vice President, David R. Lippman, P.E., Director, Facilities and Operation, and Carlos Reyes, P. E., Director of Customer Service, Conservation, Public Affairs and Communications. David Lippman led a thorough discussion of the project, supported by the enclosed materials, also located at their website under [Executive Summary – Backbone Improvements Program](#).

The major areas of concern raised by homeowners at the meeting are as follows:

- re-exploring the current and future need for the Water Tank,
- increased traffic during the Project on Three Springs Drive and Torchwood Drive including significant and potentially dangerous truck traffic,
- safety measures to be undertaken by the City and the Water District for the duration of the Project to protect the persons and property of the community,
- the results of the Valley Fever soil study being performed,
- pursuing alternative routes other than Three Springs Drive to access the Reservoir, and
- the pros and cons of Tank Site A versus C selection versus other locations.

The Water District has posted responses on the [LVMWD.org](#) under [2012-02-22 More Q&A 5-Mil Tank](#) to following questions raised at the meeting, copy is enclosed:

- Why is the storage tank necessary?
- What are the projected water demands and when were they last updated?
- What is the justification for the overall backbone system improvements?
- Why is it necessary to build the storage tank when water tankers can scoop water directly from the reservoir?
- What are the goals of the of the storage tank?

LVMWD DISTRICT
BACKBONE IMPROVEMENT PROGRAM
UPDATE (cont.)

Next Meetings Concerning the LVMWD Water Tank Project

LVMWD Special Community Workshop

When – Saturday, March 24th, 9 AM

Where - White Oak Elementary School, 31761 Village School Road, WLW

See the enclosed New Release from the Water District for Details.

It is critical that you attend to listen, learn, question and be heard!!!

WEST NILE VIRUS ALERT

A Dead Bird in the City of Westlake Village has Tested Positive for West Nile Virus. This is the first positive result for WNV for the year 2012 in Los Angeles County. WNV is transmitted through the bite of an infected mosquito. Mosquitoes become infected when they first feed on birds that carry the virus, and then bite a human or animal. For more information on WNV please contact the Los Angeles County West Vector & Vector-Borne Disease Control District and West Nile virus information can be obtained by visiting our website at: www.lawestvector.org. Results are updated on a weekly basis.

CITY OF WESTLAKE VILLAGE PUBLIC
SAFETY COMMITTEE MEETING

When – Friday, March 30th, 7:30 AM

Where - WLW City Hall Conference Room

The City has notified the Association that topics of discussion for this meeting will include:

Whether or not a safety study is necessary to help determine the effect of truck traffic on safety issues within the community during construction of the proposed water tank improvement project.

The Emmons Company at 805-413-1170

Kathy O'Connor

Pam Zegers

Eirene Cristobal

Manager

Assistant Mgr.

Bookkeeper