

# THREE SPRINGS

March, 2013

QUESTIONS OR CONCERNS?

FEEL FREE TO CONTACT THE EMMONS COMPANY

MANAGER:  
KATHY O'CONNOR

CUSTOMER SERVICE:  
PAM ZEGERS

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



## ANNUAL BOARD MEETING

The Annual Meeting for the Three Springs Homeowners Association was held on Monday, February 11, 2013. The following Board members were elected by acclamation: Ron Skocypec, Steven Dreyer, Larry Coleman, Susan Simowitz and Clint Howard.

## JOINT BOARD UPDATE

Final phase of the Lindero Canyon Road corridor will commence as soon as Caltrans' approval is obtained in November or December.

The Selleck Project for a 243,000 sq. foot commercial center, anchored by a Target store, remains slated to be constructed and opened on March 2, 2014.

Former Westlake Hospital property owner, HCA, is currently exploring potential uses of the property. An applicant called Leisure Care entered into a due diligence period to consider a purchase option for a senior living complex.

The City website, [www.wlv.org](http://www.wlv.org) incorporates improved features and tools in an effort to help residents and visitors quickly locate City information and services.

The City's annual One City-One Book program will focus on a main theme, "Families", rather than single book. There will be a variety of free events at the library that may include a parenting panel, how to choose the right pet for your family, healthy families, genealogy, college workshops, memoir writing, and on online family recipe site.

A new fish restaurant called Lure's is coming to space vacated by Fox Sports Grill on Lindero Canyon across street from the Four Seasons Hotel.

## LVMWD OFFERS FREE SPRINKLER NOZZLE REPLACEMENT PROGRAM FOR HOMEOWNERS

LVMWD, THE Metropolitan Water District of Southern California and Toro have teamed up to provide free water-saving sprinkler nozzles to single-family houses in the District's service area.

Here's how it works:

Free nozzles are available for Toro Model 570, Rain Bird Model 1800 or similar pop up sprinkler bodies. The replacement nozzles do not fit every brand of sprinkler.

Count the number of replacement nozzles you will need for your property (limit 50).

Have the account number from your water bill handy. If you can't find it, call Customer Service during business hours at 818-251-2200.

Go to [FreeSprinklerNozzles.com](http://FreeSprinklerNozzles.com) and follow the instructions.

When you're done, print the voucher and redeem it for your nozzles at either Smith Pipe and Supply, 31011 Agoura Road in Westlake Village or Ewing Irrigation, 21101 Superior Street in Chatsworth.

The replacement nozzles are designed to apply water more efficiently. After installing the new devices, you can experiment with reducing the amount of time your irrigation system operates, conserving water and saving money.

The offer is good while supplies last or until May 31, 2013.

**Note:** The QR code works with a smart phone and will direct you to: [www.FreeSprinklerNozzles.com](http://www.FreeSprinklerNozzles.com).

**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 help 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.

**THREE SPRINGS WEBSITE**

[www.threesprings.org](http://www.threesprings.org)

The website for our community is up and running. Please visit [www.threesprings.org](http://www.threesprings.org) to view copies of board meeting minutes, newsletters, CC&R's, Architectural Guidelines and forms.

**TREE TRIMMING REMINDER**

One of the most appealing natural features of Three Springs is the profusion of oak trees and other specimen trees indigenous to the area in which Three Springs is located. To perpetuate the survival of these trees, is the responsibility of each owner whose lot contains one or more indigeous oak trees and other specimen trees to cultivate properly and maintain such trees in the best possible condition.

Please also remember to maintain your front yard trees and trim as needed so as not to overhang or otherwise to encroach upon the sidewalk from ground level to a height of ten (10) feet.

**WASTE MANAGEMENT  
FOOD WASTE PICK UP**

It's as simple as using Waste Management's collection and recycling services. As a participant, simply collect your food waste in a separate container and they will pick it up on a regular schedule.

Preventing waste and saving landfill space important is very important, Food waste recycling helps save space in landfills while providing inexpensive compost and other fertilizer products to communities and businesses. Waste Management's Food waste collection service is affordable and convenient. They make it easy for you to do your part in taking care of the environment while keeping your neighborhood green.

Did you know?

About one-eighth of all solid waste generated in the United States is food scraps.

Food waste and other organic materials can be used to generate clean, renewable energy.

You can make a positive impact on the environment we all share.

Please visit [www.wm.com](http://www.wm.com) or call 800-926-9693 to obtain a quote for this service.