



THREE SPRINGS NEWS

October, 2012

HALLOWEEN IN THREE SPRINGS

The Three Springs Neighborhood has become a traditional spot for trick or treaters of all ages. Each year the City provides assistance and support to the Three Springs Neighborhood during Halloween. This support has included 2-3 Sheriff's Deputies posted to the Three Springs Neighborhood, members of the City's volunteer Disaster Response Team and Volunteers on Patrol, and the placement of extra trashcans throughout the neighborhood.

The streets in Three Springs become so impacted with trick or treaters that residents are asked to avoid driving in this area during Halloween. If you must drive that night, please use extreme caution as most sidewalks are full, forcing young children and their parents to walk in the street. Please lower your speed and keep an extra eye out for kids running across the street.

Parents and kids are asked to stay on the sidewalk when possible. Additionally, anyone out walking on Halloween should carry a flashlight. Other bright items such as reflective tape and glow sticks can also help alert drivers to you and your children.

All residents, whether driving or walking, trick or treating or chaperoning, and in Three Springs or any neighborhood on Halloween are asked to use good judgment to help ensure a safe and sound Halloween.

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.

ELECTRONIC COMMUNICATION

Email: Until recently the Board was legally bound by the By-Laws, CC&R's and the California Civil Code to notify homeowners by regular mail. Recent changes in the Civil Code allow for electronic distribution of most communications. So help the Association go green by completing and returning the enclosed Consent for Electronic Communication form.. You can fax your signed Consent to the Emmons Co. at fax no. 805-413-1190. If you are receiving this newsletter via email, you have already completed the form and it is not attached. (This is the last physical copy to be mailed as the form will be found on our Website!)

LAS VIRGENES MUNICIPAL WATER DISTRICT MEET THE CANDIDATES

Joe Bowman and Len Polan, the two candidates for the Division 4 position on the Las Virgenes Municipal Water District Board, will be available to meet and to answer questions on Saturday, October 13th at 10:00 a.m. at Three Springs Park. Mr. Polan and Mr. Bowman will discuss water rates, the water tank and other points of interest to the residents. Bring your own chairs, blankets, etc. to this informal and convenient location. The Three Springs HOA Board is providing notice to the community and does not endorse any candidate in this election or any other election.

THREE SPRINGS WEBSITE

www.threesprings.org

The website for our community is up and running. Please visit www.threesprings.org to view copies of board meeting minutes, newsletters, CC&R's, Architectural Guidelines and forms. There is also a Local Links section where you can obtain local resource links and phone numbers.





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:

Rolls-Royce Motor Cars Westlake and Bentley Westlake have been added to the Thousand Oaks Auto Mall. Dealership construction should be completed in November 2012 at the site of the previous Courtesy Chevrolet.

In June, a drive-thru Starbucks was approved for the northwest corner of Rancho Road and Thousand Oaks Blvd.

It will take two to five years to bring perimeter slopes back to what they looked like before work began on the community park project at Lindero Canyon Road and Thousand Oaks Blvd. An official name has not yet been decided for this joint YMCA/Westlake Village sports park.

The final phase of the Lindero Canyon Road corridor will commence as soon as Caltrans' approval is obtained late this summer or early fall. Renovation of the Lindero overpass includes the addition of a new lane in each direction.

HELP KEEP OUR NEIGHBORHOOD SAFE

The Sheriff has reminded us to immediately report any suspicious activity that you may notice in the Three Springs community. If it is an emergency, please dial 911. If not, please call the Lost Hills Sheriffs Station at (818) 878-1808.

For comments and concerns, please contact
The Emmons Company at 805-413-1170

Kathy O'Connor **Manager**
Pam Zegers **Assistant Mgr.**
Eirene Cristobal **Bookkeeper**




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.