

# THREE SPRINGS

October 2014

## QUESTIONS OR CONCERNS?

FEEL FREE TO CONTACT THE EMMONS COMPANY

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Get a hold of us!  
We are happy to assist you.

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Check us out at:  
Threesprings.org

Or Stop In:  
One Boardwalk  
Suite 102  
Thousand Oaks

## ARCHITECTURAL COMMITTEE

Community members Don Rosenberg and Carl Olson have recently been appointed as members of the Association's Architectural Committee. The Board of Directors would like to thank them for their service to the community. They join HOA Board Committee Member Steve Dreyer.

## LANDSCAPE CHANGES UNDER REVIEW

As the trees along our Three Springs Drive entrance and medians have matured and the water draught continues, we will evaluate our current landscape scheme. More to come on this topic.

## 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.

## 5-MILLION GALLON STORAGE TANK PROJECT

The HOA Board has spent much time participating in public safety meetings with LVMWD and the City of Westlake Village staff to ensure that safety measures and protocols were in place that would prevent mishaps and dangerous conditions to the community and adjacent reservoir residents. However, on October 1 there was a breach in the protocol and luckily no one was injured either at the worksite or within the community. This "near miss" incident has resulted in a review and amendments to the construction safety program which has been communicated and documented both in letters from the LVMWD and information posted to their website. The HOA Board continues to work with the LVMWD and the City of Westlake Village on these matters.

The project is now 50% complete. For up-to-date information, please go to the [LVMWD.com](http://LVMWD.com) website and click on [5-Million Gallon Storage Tank - Construction Home Page](#) for information on Project History, Schedules, Public Outreach, Fact Checker, access to the Construction Webcam for Project viewing from your desktop, LVMWD and Project Manager Contact Information and more. Under Project History you will find the Incident Report and Corrective Action Plan regarding the recent "near miss" accident at the project site due to a breach of protocol (posted October 6<sup>th</sup>), the October 2<sup>nd</sup> Statement on Construction Incident at Las Virgenes Reservoir, and September 25<sup>th</sup> Statement regarding dismissal of the Water Tank Suit. FYI, LVMWD Board meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday every month, if you are interested in attending.

**HAPPY HALLOWEEN**

## SKATEBOARDERS

Over the past year Three Springs homeowners, especially on our “hillier” streets, have witnessed an increased number of skateboarders. They have brought to the HOA Board their concern that downhill skateboarders are a menace, appearing suddenly at busy intersections and possibly endangering people and property. This was also discussed at a City of Westlake Village Safety Committee meeting.

Here is what we found out. The City of Westlake Village has adopted the Traffic Code of Los Angeles County, Title 15, Vehicles & Traffic, Division 1. Los Angeles County Code prohibits skateboards on roads with grades of more than 3% and enforces a 10 mph speed limit.

If you view a potential infraction of this code and are concerned for your safety or the safety of the community, you can call to report the incident to the Lost Hills Sheriff Office (818) 878-1808. Los Angeles County Code Title 15: Vehicles and Traffic Chapter 15.54: Skateboards and Roller Skates.

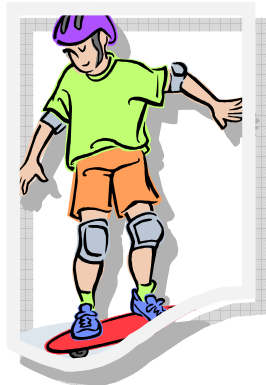
### 15.54.010: SKATEBOARDS – PROHIBITED ON GREATER THAN THREE-PERCENT GRADE.

No person shall ride on or propel any skateboard, as defined in Section 15.08.185 on any county road, street, highway, lane or alley which has a grade in excess of three percent, nor shall any person ride on or propel any skateboard on any county road, street, highway, lane or alley in excess of 10 miles per hour.

In addition: Chapter 15.54.030: Skateboarding Prohibited

A. No person shall operate or use any skateboard on a street, sidewalk, pedestrian walkway, or parking area within a shopping center, shopping district, or business district.

B. Violation of this Section is hereby deemed to be an infraction and is punishable according to the provisions of Section 15.12.010 of this Code.



## TREES AND LANDSCAPING OVERHANGING SIDEWALKS

Our Architectural Committee Rules (ACR) provide as follows:

"Each owner shall prune and otherwise maintain any trees located on his Lot so as not to overhang or otherwise to encroach upon any sidewalk or other pedestrian way from ground level to a height of ten (10) feet without the prior approval of the Architectural Committee."

We have many, many residents who enjoy walking throughout our community. However, several have brought to our attention that it is increasingly difficult to walk the sidewalks due to overhanging/encroaching trees and shrubs. In accordance with our ACR, we are asking each and every homeowner to walk your own property to ensure that you are not in violation of this Rule. If you are, please take the necessary steps to trim your landscaping to create 10 feet of clearance above the sidewalk to bring your violation into compliance with the rule.



## OTHER SIDEWALK OBSTRUCTIONS

Basketball backboards and standards are not permitted on the sidewalks; they too cause an obstruction to the walkways and violate the American Disability Act. If you are currently in violation of this rule, please move remove your basketball backboard/ standard from the street and relocate it elsewhere on your property where it will not be visible from the street.



**CONSENT FOR ELECTRONIC COMMUNICATION**

Please help the Association **Go Green** by signing the enclosed **Consent for Electronic Communication** form. (Only homeowners receiving the Newsletter via USPS will receive the form!) Please return the signed form to The Emmons Company. Each mailing the Association is required to send to its members via 1st Class Mail can, with your consent, be sent to you via email, thus saving both time and money...which adds up every year in printing and mailing costs. Please contact Pam at The Emmons Company with any questions on this!

**WEBSITE**

To access information or forms for the community, please visit the association's website at, [Threesprings.org](http://Threesprings.org). There you will find copies of Board Meeting minutes, meeting agendas, architectural review forms, CC&R's and other helpful information for your community.



**MONTHLY MEETINGS**

The HOA Board of Directors continues to meet monthly at 7 A.M. on the third Tuesday of each month; please call The Emmons Company to confirm meeting dates OR check on our website [Threesprings.org](http://Threesprings.org) for the next meeting Agenda and past meeting approved Minutes. 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.



**DRIVING IN OUR COMMUNITY**

Please Remember:

Do not speed on our streets.

Do not speed over the speed bumps on Three Springs Drive!

**OBEY THE SPEED LIMIT, 25 MPH.**

Near miss accidents have been witnessed on Three Springs Drive where a faster moving vehicle attempts to overtake and pass a slower moving vehicle driving in the right lane; at least one recent event nearly lead the passing car to hit an oncoming vehicle head on. Lucky miss.

**THESE ARE RECURRING MATTERS. IF YOU MUST, PASS WITH EXTREME CARE!**

**PLEASE PASS THE WORD TO YOUR TEENAGERS AND FAMILY MEMBERS.**

**WE'RE ALL RESPONSIBLE. PLEASE TAKE RESPONSIBILITY.**

**DOG ETIQUETTE**

For your safety and the safety of all residents please remember to keep your dog on a leash and under control when walking through the community. Also, the legal limit for leash length is 6 feet.

Municipal Code states "No person owning or having charge, care, custody, or control of any dog shall cause, permit, or allow the same to be or to run at large upon any highway, street, lane, alley, court, or other public place, or in or upon any property open or accessible to the residents of a neighborhood or the public including, but not limited to, privately owned common areas as defined in California Civil Code Section 1351, or upon any private property or premises other than those of the person owning or having charge, care, custody, or control of such dog, in the City of Westlake Village, unless such dog be restrained by a substantial chain leash not exceeding six feet in length and is in the charge, care, custody, or control of a competent person."

