

THREE SPRINGS

October, 2015

QUESTIONS OR CONCERNS?

FEEL FREE TO CONTACT THE EMMONS COMPANY

MANAGER:
KATHY O'CONNOR

CUSTOMER SERVICE:
TAMI ZUCCOLILLO

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
Suite 102
Thousand Oaks

ARCHITECTURAL COMMITTEE RULES

Enclosed please find the revised Architectural Committee Rules, which are the guidelines for exterior architectural modifications. The Board and Committee have spent countless hours bringing the rules originally adopted in 1988 into the 21st century. The proposed rules will be open for a 30 day comment period by the membership; please feel free to forward any comments or questions to Tami Zuccolillo at the Emmons Company. The rules will then be adopted by the Board of Directors at their next scheduled Board Meeting. Once adopted, the rules will be available on our website threesprings.org, or feel free to contact Tami (tamiz@emmonsco.net) at The Emmons Company for a copy.

PLANNING AN EXTERIOR IMPROVEMENT?



The Architectural Committee wants to remind homeowners that any exterior work such as **exterior painting, landscape (i.e. artificial turf or grass removal) or hardscape renovation, tree removal, solar installation, etc.** must be approved by the Committee **prior** to commencing work. Please take a look around your home and see what can be spruced up before the rainy season! To access information or forms for the community, please visit the associations website, threesprings.org. If you have any questions please do not hesitate to contact Tami Zuccolillo at The Emmons Company.

BOARD AND ARC COMMITTEE UPDATE



The Board would like to take this opportunity to thank Pamela Kerrigan for stepping up to the plate after the resignation of Steve Dreyer. Pam also joins Karl Olsen, Board member and Don Rosenberg, Community volunteer as an Architectural Committee member. The Board would like to also recognize Steve Dreyer for his service to the community as both Board and Architectural Committee Member.

MONTHLY MEETINGS

The HOA Board of Directors continues to meet monthly at 7 AM on the third Tuesday of each month; please call the Emmons Company to confirm meeting dates OR check on our website 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.

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 are asked to use good judgement to help ensure a safe and sound Halloween!

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!



MAINTENANCE REMINDER



With the possibility of a strong El Niño season we would like to remind homeowners to check the concrete swales/v-ditches on the slopes adjacent to your homes. Although some v-ditches may look to be outside your fence line and therefore look to be not on your property, please verify that they are indeed yours. It is the responsibility of a Three Springs homeowner to clear any debris and maintain your property in good condition.

DROUGHT AND YARD MAINTENANCE

Because of the severe drought conditions and Governor Brown's mandate to reduce water consumption, we are aware that some homeowners may want to make changes to their landscape, incorporating more drought-friendly plant material in lieu of water thirsty turf. In this regard, the Association would like to take this opportunity to remind homeowners that plans for ANY alterations to the exterior appearance of the home, including but not limited to landscaping and exterior painting, must be submitted to and approved by the Architectural Committee prior to commencement of any work. Failure to do so may result in costly restoration fees in order to bring the property into compliance. In addition, for those just complying with the landscape watering restrictions, we understand existing plant material may brown up and die and become unsightly. We ask that you adhere to Article XI, Section 14 (b) of the Association's CC&Rs by removing any unsightly weeds and dead plant material in a timely manner.

Thank you for your continued cooperation to keep Three Springs beautiful!

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.

Please report speeders to LA Sheriffs Dept:
www.sttop.net



WEBSITE

To access information or forms for the community, please visit the association's website, 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.

5-MIL WATER TANK PROJECT COMPLETE

We have been in touch with the Las Virgenes Municipal Water District for a Project update. The Tank Project is now complete and the tank has been filled and tested. The Water District is planning a community Open House for November 14th from 10 a.m. to 1 p.m. which will include a tour of the Reservoir Facility. Information on this event should be published shortly by the LVMWD.

Previously outlined by LVMWD as part of the Backbone Improvement Plan will be upgrades to the Filtration Plant and Pump Station, both part of the Reservoir Facility. The District's Board just authorized a "Call for Bids" for the project at its September 29th meeting.

DAYLIGHT SAVINGS



On Sunday, November 1st (the first Sunday in November) at 2 a.m., Daylight Saving Time ends in the United States. The phrase "Spring forward, fall back" is a good helper to remind how Daylight Savings Time affects their clocks. Local fire agencies recommend changing batteries in smoke detectors and checking your fire extinguishers when clock times are changed. In addition, check your emergency supply kit to make sure it is fully stocked and ready.