

Lake View Terrace Improvement Association Newsletter

The official publication of the Lake View Terrace Improvement Association, incorporated in 1940.
Email articles to articles@lvtia.org or contact us at www.lvtia.org.

Volume 1, Issue 7

July 2009

New Memberships

Howard & Tama Lockwood

Thank you for renewing

**LAKE VIEW TERRACE
IMPROVEMENT
ASSOCIATION
MEETS AT**

**Lake View Terrace
Recreation Center
11075 Foothill Blvd.
Lake View Terrace, CA**

**Swap Meet
Saturday,
July 11, 2009**

**Board Meeting
Monday,
July 13, 2009
7:00pm**

**No General
Meeting in July
and August**

**Next General
Meeting
Monday,
Sept 14, 2009
7:00pm**

**We're on the web!
www.lvtia.org**

June General Board Meeting Update

The Lake View Terrace Improvement Association's general meeting was held Monday, June 1, with few people attending. The main discussion of the meeting was the lack of participation of residents in local activities and LVTIA meetings. Members of the audience agreed that the general meeting should focus on more than just problem solving. Outreach efforts should be made to inform residents of upcoming meetings. Refreshments and activities such as Bingo were suggested as ways to help make meetings more attractive. Board members welcome any ideas from the public to help improve attendance. (Contact numbers on inside page 3.)

A brief discussion on the board setting a date and preparing for the next LVTIA election followed.

Michael Carpenter, the consultant for All Nations Church, reported that a traffic signal on Foothill Boulevard was approved by the Department of Public Works with the following determinations:

1. That the new traffic signal, with all appropriate signs and markings, be authorized at the intersection of All Nations Church Drive and Foothill Boulevard.
2. That the authority for the existing stop sign control for the northbound All Nations Church Drive be rescinded at the time that the traffic signal becomes operational.
3. That the protected westbound left-turn phase is authorized at the intersection of All Nations Church Drive and Foothill Boulevard as part of the phasing for the new traffic signal.

Foothill Bridge Dedication



The Foothill Bridge over Big Tujunga was re-opened in a ceremony Friday, June 19, with many community members and public officials attending. The project to seismically retrofit and widen the 1930's structure is a success story in how community involvement can improve and preserve local landmarks.

When plans to redesign the bridge as an "urban art project" were released, an appeal to keep the classic design made famous in the movie "Chinatown" was made. Local officials listened and agreed.

New standards and railings were cast from the original molds. (Six of the old posts were salvaged and reinstalled in yards throughout the community.) Widening to four lanes with a sidewalk on either side to improve traffic safety, the project finished on time and under budget.

For decades, the Foothill Bridge has been the signature gateway to Lake View Ter-

The James Taylor Speed Humps



After a development opened on Claretta Street in Lake View Terrace, resident James Taylor became alarmed at the speed at which some vehicles were traveling. Mr. Taylor witnessed several near accidents which caused him to take action. After consulting with his Neighborhood Watch group about the need for speed humps, Mr. Taylor presented his concerns to local officials who instructed him on the process needed to obtain them.

Mr. Taylor went door to door to elicit the support of his neighbors. He stayed in contact with interested parties, updating them on a regular basis on the progress he was making. After five years of persistence, speed humps were installed on Claretta Street. Nicknamed by the community as “The James Taylor speed humps”, they are a positive example of what a determined citizen can do for the safety and improvement of his community.

-Cris Hughes

Future of the Seven Lots

Continuous construction problems and delays have plagued the seven lots at the corner of Kagel Canyon Street and Brussels Avenue for over three years. The project originally consisted of 11 houses with four on Eldridge Avenue. Those four units started construction on 2004 and were eventually sold to a new owner who improved the adjacent section of Eldridge. Traffic signs were then installed with a stop sign on Eldridge and Kamloops.

The other seven houses are still unfinished and sits vacant with a construction fence surrounding them. Sand bags are piled on the walk way on front of the homes on Kagel Canyon. The houses on Brussels have been vandalized several times and have many broken windows. Piles of dirt, a ruined street and overgrown dried weeds that create a fire hazard have resulted in neighborhood complaints to the LVTIA and city agencies.



The owner, Pioneer Construction LLC., recently filed bankruptcy and the bank that financed the construction loan has receivership. At present, the bank is negotiating with potential buyers to sell the seven houses as one package. The court judge told concerned neighbors that “since the case is in bankruptcy court, no one can touch this land.” Until a new developer comes in, the project will continue to be an eyesore and potential fire hazard. - Mali Bakhtar

You Can Help Hansen Dam!!

To everyone who uses and enjoys Hansen Dam,

The [Los Angeles Parks Foundation \(http://www.laparksfoundation.org\)](http://www.laparksfoundation.org), is a relatively new non-profit foundation that was created specifically to support the Los Angeles City Department of Recreation and Parks. It is an external 501(c)3 non-profit that supports City parks and is bound by a non-profit code of ethics. A percentage of any annual membership in the Los Angeles Parks Foundation goes directly to supporting the park of your choosing. If you use Hansen Dam for anything, please register and sign up for at least a \$25 membership and choose Hansen Dam Recreational Area as your beneficiary. The HDRA includes Orcas/Gabrieleno Park since Hansen Dam maintenance cares for it. .

- Kristin Sabo, Parks Volunteer

**LAKE VIEW TERRACE
IMPROVEMENT ASSOCIATION**

BOARD MEMBERS

Joyce Williams, President 818.899.4887
 Mali Bakhtar, Vice President 818.896.7020
 Cilé Borman, Corresponding Secretary 818.896.6058
 Angie Carter, Recording Secretary 818.890.3255

NEIGHBORHOOD WATCH MEETING

Community Neighborhood Watch meeting held every
third Tuesday of the month.

**Municipal Building
7747 Foothill Blvd.
Tujunga, CA 91042
7:00 PM**



Please report:

Abandoned Vehicles/Shopping Carts, Alley Clean Up needs, Animal Related Problems, Blighted Buildings, Graffiti, Illegal Dumping, Pot-holes, Storm Drain Blockage, Street Lights, Street Tree Problems and Broken Traffic Signs.

One call to city hall for all your non emergency services

**FRIENDS OF THE LIBRARY
MONTHLY BOOK SALE**

Saturday July 18, 2009

11:00 AM to 2:00 PM

**Lake View Terrace Library
12002 Osborne St.
Lake View Terrace, CA 91342**

**For more information call
Phyllis Hines
818.897.7644**

JOIN LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION

Get involved in your local association.

Membership to LVTIA is available to all who live in Lake View Terrace and the vicinity. The yearly membership is only \$10.00 per person or \$20.00 per family. Please fill out this form and mail it with your check to:

**Lake View Terrace Improvement Association
P O Box 224
Sunland, CA 91041**

Join the community and let your voice be heard.

Don't Miss the 15th Annual

**4th of July Celebration at
Hansen Dam Park**

11770 Foothill Blvd
Lake View Terrace, CA
10:30 am to 9:00pm

A special commemoration of the musical legends Ritchie Valens, Buddy Holly and The Big Bopper.



**Fireworks show
back by popular demand!**

First Name:

Last Name:

Street :

City:

State:

Zip Code:

Phone:

E-mail:

LVT Homes Sold in May of 2009

Buy With Cash and Pay Less— The first two homes on the following table were cash sales for much less than comparable homes. For instance, the first home at 1,600 square feet sold for \$257,000 cash even though a potential buyer offered over \$300,000. The offer was rejected only because it was an FHA loan. If a property is bank owned (REO) and the price is good, it usually receives multiple offers. When the offers are submitted to the bank, the bank usually accepts the cash offer even if it is much lower than the others. The cash offer often comes from an investor who takes advantage of the market, buys a property at below market value, rents it and then re-sells when it is a seller's market again.

- Mali Bakhtar

Address	Bd	Ba	Area Sq Ft	Lot Sq Ft	\$ Sold	YB	Comments
11328 Terra Vista W	3	3	1600	5000	257,000	1985	REO Sold Cash
11924 Carl St.	5	4	1799	7504	219,900	1965	REO Sold Cash
11464 Eldridge Ave.	4	3	2200	6500	454,000	2008	Brand New
11836 Apple Grove	4	3	2457	Patio	395,000	2005	Town House
11420 Clybourn Ave.	3	2	1787	17873	420,000	1951	Horse property
11420 Sunburst St.	4	2	1594	9010	275,000	1964	REO, Fixer
11494 Wheeler Place	5	2	1848	9660	280,000	1960	REO, Fixer
11368 Kamloops St.	3	2	1370	9012	272,000	1963	REO
11714 Wheeler Ave.	3	2	1377	7526	182,500	1967	REO, Fixer
11478 Kamloops St.	2	1	576	5840	77,000	1947	Very Small
11916 Carl St.	4	2	1316	7504	285,000	1965	Needs work

This information deemed reliable but not guaranteed.