

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 2, Issue 12

December 2010

MEMBERSHIPS

Thank you Raymond L. Stevens, David Morse & Family and Gerald & Michelle Siegeler for renewing your membership.

Join LVTIA or renew your membership today. Your yearly membership to LVTIA contributes to the Newsletter publication.

See page 3 for form

LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION MEETS AT

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

WHITE ELEPHANT SALE

Saturday

**December 4, 2010
6 am to 3 pm**

GENERAL MEETING

Monday

**December 6, 2010
7:00 P.M.**

**GUEST SPEAKERS
Paul Krekorian**

BOARD MEETING

Monday

**December 13, 2010
7:00 P.M.**

SEASON'S GREETINGS

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

NOVEMBER GENERAL MEETING AND LVT UPDATES

Director of Fenton Avenue Charter School David Riddick, Richard Parra Director of Fenton Primary Center and Antoinette M. Smith the Principal of Brainard Avenue School enthusiastically shared their time and expertise with the LVTIA members at our Monday November 1, 2010 General Meeting. These schools have educated students from our community and surrounding areas for decades. They both started out as Los Angeles Unified School District (LAUSD) schools. Now Fenton is a charter school with at least 1,400 students, with a maximum for 1,500. Brainard is still LAUSD and has a student body of 400 this includes twenty percent Special Needs Students. At one time Fenton approached the School District requesting the right to use some of Brainard's classrooms, no relationship could be worked out. Fenton is now pursuing the possibility of obtaining property located in LVT to expand their facility. Brainard continues to have a traditional school year calendar, while Fenton has a multi track calendar. The question from the audience was how to attract more students to Brainard. Principal Smith informed us that Brainard has initiated an aggressive campaign to increase its student body and that it is being successful.

Larry Mellon the new Director of Lake View Terrace Recreation Center is starting a ten week winter basketball program for boys and girls ages 9 to 15, called "Co-Rec" there will also be two teams for girls only ages 9 to 12 and 13 to 15. The registration fee is \$40.00 which includes uniforms and trophies. Evaluations for team placement will begin Wednesday December 6, 2010 at 6 PM in the gymnasium.

Our Lake View Terrace Garden Club enjoyed being educated by its President Dr. Bakhtar, who instructed attendees on the correct method to start daffodils. He brought in different types of soil to demonstrate how to get the proper soil mixture for successful growing. Each club member potted and took home daffodil bulbs which they will return in the spring hopefully full of thriving flowers.

There is a brand new "all weather" flag at the "Cultural Vista" corner of Foothill Blvd and Osborne Street, just in time for Veteran's Day. We love and proudly salute all our veterans. Stop by, sit on the bench and smell the roses growing around the LVT sign.

We look forward to Los Angeles CD 2 Councilman Paul Krekorian sharing his vision for his district which includes parts of LVT at our Monday December 6, 2010 General Meeting. Come on out, have a cup of coffee, say hello and bring a holiday treat to share. Stay tuned! ~ *By Cile Borman*

CONGRATULATIONS DARIUSH BAKHTAR



On Thursday, November 18, 2010, Dariush Bakhtar was sworn in as a Foothill Trails District Neighborhood Council Board Member for Area 2 by Mary Benson. Dariush will represent the LVT residents living between Pierce & Terra Bella and Foothill Blvd. to the foothills..

LANDSCAPE RETROFITTING PART – 6

Soil composes of mineral particles; sand, silt, clay, and fragments of organic residues with pores within and between. Pores are continuous and control the exchange of air and water within the soil body and between the soil body and the atmosphere. The larger the sizes of the particles the larger would be the pores, although the pore sizes vary due to their orientation and/or compaction within the soil volume. The more clay contents means smaller the pores, more surface area, stronger surface tension and less permeability that means poor drainage. A heavy soil is a clayey impermeable soil, hard to work with.

It is inside the pores that soil, air, and water relate and create physical, chemical, or biological conditions that may or not be suitable for the environment. An example is the conversion of sulfur to hydrogen sulfide under poor soil drainage condition, abundance of organic residues, and presence of sulfur or sulfur containing fertilizers. Hydrogen sulfide is a flammable gas that is toxic to plants and animals including the human race.

Soil infiltration rate or water intake rate is an index of soil permeability that is a function of soil type, sizes and abundance of pores. Soil infiltration rate measure and presents in inches of soil depth that water moves downward inside the soil within a unit of time. The infiltration rate of ½ in./hr means that water intake is ½ inches during a period of one hour. Water moves inside the soil if permeability is good, slope is one percent or less and the rate of water application is smaller than the rate of water intake. In case of steep slope, low permeability and high water application rate, water moves along the slope that may cause soil erosion and consequently landslides.

Soil permeability index determines the applicable soil-water-plant management strategies. Landscape retrofit strategies and procedures must be designed according to soil permeability and slope of the land prior to any other factor. Application of graywater destroys the permeability of permeable soils and causes serious problems in impermeable soil conditions. To be continued

~By *Dariush Bakhtar, Ph.D., CPSS., LVTIA Garden Club Chair SS*

SCHOLARSHIP AWARDS BY ALL NATIONS CHURCH IN LVT



On November 19, 2010, the All Nation's Church in Lake View Terrace held its eighth annual "Spirit of Johnny Carpenter" Awards and Thanksgiving Dinner, which was attended by well over 200 people. During this pleasantly heartwarming community event six academically outstanding students each received a \$500 scholarship.

The Scholarship Award recipients are Elisa "Mitch" Blancardi from Los Angeles Horse Council, Jose Barrios from Foothill Division Cadets, Gabriela Chavez from Community Charter Local High School, Gilbert Figueroa from Community Christian College and our own Jannine Margaret Rojo from Lake View Terrace who also received the LVTIA Scholarship Award for the last Academic year. Jannine was the Valedictorian from Sylmar Magnet High School and is attending UCLA as a freshman and majoring in Biology.

The Lake View Terrace Improvement Association wishes the scholarship recipients the most success in their academic and career life. ~ by *Mali Bakhtar*

LVTIA'S NEWSLETTER GOING GREEN IN 2011

Environmentally, the Lake View Terrace Improvement Association is focusing on doing our part to improve the state of our environment. In this economic climate, we're focused on the broadest range of circulating the newsletter in a more cost efficient manner.

In early 2011, your Lake View Terrace Improvement Association plans to make the first email delivery of the newsletter. The newsletter will be embodied in the email.

So, we're now launching our campaign to collect our reader's email addresses so that we may deliver the newsletter electronically to the ones who choose to participate. Your email address will only be used for the delivery of the LVTIA's newsletter.

To opt-in send an email from the email address where you want to receive the newsletter to newsletter@lvtia.org and place "**Email My Newsletter**" in the subject line.

If you have any question please call one of the LVTIA board members listed on page 3.

GARDEN CLUB WORD OF ADVICE FOR DECEMBER 2010



“Graywater” (untreated wastewater) is the water that comes from the bathroom sinks, tubs, showers and clothes washers. This excludes the water that passes through the toilet bowls, kitchen sinks and dishwashing machines in residential and/or commercial buildings.

The California Department of Water Resources in their “Gray Water Guide”, January 1995 states that “California’s Graywater Standards are now part of the State’s Plumbing Code, making it legal to use *graywater* everywhere in California. These standards were developed and adopted in response to Assembly Bill 3518, the Graywater Systems for single Family Residences.

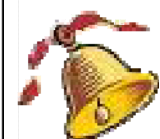
This Guide was prepared to help homeowner’s landscapers and plumbing contractors to understand the Graywater Standards and to help them design, install and maintain graywater systems.

Application of gray water is a way by the officials of the State of California to save water. In my opinion as a soil and water scientist and consultant, this procedure would be nothing except a mean for contaminating our landscaping and putting ourselves and our loved ones in a harmful condition.

~by Dariush Bakhtar, Ph.D., CPSS., LVTIA Garden Club Chair SS

LVTIA would like to express our heartfelt Season’s Greetings and a Prosperous New Year

FOOTHILL TRAILS DISTRICT NC



POT LUCK

6 TO 7 PM

FOLLOWED BY

GENERAL MEETING

7 PM TO 9 PM

DECEMBER 16, 2010

LAKE VIEW TERRACE REC. CENTER
11075 FOOTHILL BLVD.

LAKE VIEW TERRACE, CA 91342

For more information call
Nancy Woodruff 818.768.1916



CONTACT YOUR ELECTED OFFICIALS

Visit the U.S. government's official web portal at <http://usa.gov>

You may tweet a message to your Representative at <http://2gov.org>

LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION

BOARD MEMBERS

President

Joyce Williams -- 818.899.4887

Vice President

Mali Bakhtar — 818.896.7020

Corresponding Secretary

Cilé Borman — 818.896.6058

Recording Secretary

Angie Carter — 818.203.9231

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.

LAKE VIEW TEARERS

MONTHLY MEETING

Tuesday, December 7, 2010

10:00 A.M. to 11:00 A.M.

Are you a **Senior**? Are you looking to join an **active group** of your peers?

Then search no more. Join the Lake View Tearers on the 1st Tuesday of the month at the Lake View Terrace Recreation Center, 11075 Foothill Blvd., Lake View Terrace, CA 91342

CHRISTMAS PARTY

December 15, 2010 at 11 A.M.

Location to be decided

For more information call
Phyllis Hines 818.897.7644

FRIENDS OF THE LIBRARY

No Book Sale in December
Happy Holidays

First Name:

Last Name:

Street:

City:

State:

Zip Code:

Phone:

E-mail:

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SUNLAND, CA 91041

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LVTIA WANTS TO HEAR FROM YOU!

LVTIA invites the community to submit informative articles electronically (200 to 300 words doc with digital picture if possible) for publication consideration to articles@lvtia.org (articles may be edited).

HOME PRICE AND SHORT SALE

Number of distressed property is still very significant in California and Lake View Terrace is not an exception. As you see on the following table from 9 sales in October, 8 are distressed properties and only one is a regular sale. If you owe more than current value of your house, your house is probably qualified for a short sale. Short sale process is complicated and you need an expert to handle the job for you

HOMES SOLD IN LVT IN OCTOBER 2010

ADDRESS	#BD	#BA	Sq FT	YEAR BUILT	SOLD PRICE	COMMENTS
11729 Luanda St	3	3	2,026	1967	\$290,000	Bank Owned Fixer
12226 Pinney St	3	2	1,683	1964	\$226,500	Short Sale
11464 Terra Vista Way	3	3	1,600	1985	\$210,000	Short Sale Fixer
12164 Mercer St	4	3	1,437	1988	\$235,000	Short Sale
11866 Kathyann St	5	3	1,799	1965	\$290,000	Short Sale
11359 Terra Vista Way	3	3	2,082	1990	\$250,000	Bank Owned Fixer
11835 Apple Grove Ln	4	3	2,457	2005	\$340,000	Short Sale Condo
10949 Longford St	3	3	1,764	1936	\$355,000	Bank Owned
11741 W Terra Vista Way	5	3	2,860	2010	\$520,000	New Construction