

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.

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Monthly Publication

June 2011

MEMBERSHIPS

Thank you Pavel Jordon 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
June 4, 2011
7 am to 3 pm

GENERAL MEETING

Monday
June 6, 2011
7:00 P.M.

GUEST SPEAKER
Dariush Bakhtar

GARDEN CLUB MEETING

To Follow

BOARD MEETING

Monday
June 13, 2011
7:00 P.M.

Happy Father's Day

COMMUNITY ALLIANCE FOR OPEN SPACE UPDATE

The Community Alliance for Open Space ("CAFOS") scored a victory at the May 16, 2011 CAFOS v. LA City lawsuit hearing. Judge Ann Jones rendered a ruling finding that the City of Los Angeles neither fulfilled CEQA requirements nor made findings for a zone variance to allow a trucking school to operate on the open space zoned Lopez Canyon site.

The ruling may not be the end of litigation. The ruling can be appealed and/or an Environmental Impact Report and General Plan Amendment could be required.

Please visit CAFOS online at <http://www.twitter.com/CA4OpenSpace>, <http://www.facebook.com/cafos.lopezcanyon>, <http://issuu.com/cafoslopezcanyon> and <http://la.everyblock.com/locations/neighborhoods/lakeview-terrace> to stay informed.

~ By Vanessa May

COLLEGE SCHOLARSHIPS TO BE AWARDED IN LVT

The Lake View Terrace Improvement Association will award a \$500 Scholarship to each of the top three winners of the Lake View Terrace College Student Essay Contest.

To enter the contest the applicant must reside in Lake View Terrace and have a GPA of 3.5 or better.

The applicant must also write a 500 word essay titled "Why I Deserve the Scholarship".

The criteria for submitting your essay are:

1. 8.5 x 11-inch paper
2. 1 inch margins all sides
3. Arial or Times New Roman 12 pt font
4. Double line spacing
5. Page numbering
6. Attach a title page
7. Place your full name, address and phone number in the upper left corner of the first page of your Essay.



The Required Accompanying Documentation, which will not be returned, are:

1. Current Transcripts from your College/High School. A Letter of Recommendation from your College/High School Teacher, Chair, Dean or Principal with contact information.
2. A current copy of your paid registration from the college.
3. A current copy of your Legal CA Identification that contains your name and address.

Place your essay with all the accompanying documentation in a manila envelope and mail to: **LVTIA / Scholarship, P.O. Box 224, Sunland, CA. 91041-0224.** continued on page 2

COLLEGE SCHOLARSHIPS TO BE AWARDED IN LVT CONTINUED

Only one submission per family will be accepted. Submissions postmarked later than **July 30, 2011** will not be accepted. The winner will be notified by mail. Good Luck!

LANDSCAPE RETROFITTING PART – 11

Nitrogen is an integral part of amino acids in plant. Amino acids are the building blocks of proteins including enzymes that control virtually all biochemical processes. Nitrogen also is the major component of chlorophyll, the heart of photosynthesis process. Nitrogen deficient plants exhibit chlorosis that simply characterizes by a pale yellowish green appearance all over the plant due the lack of chlorophyll. Nitrogen excessive plants develop large but weak cells, which cause the upper parts of the plants to prone. These conditions should warn the fertilizer users to be cautious about the excessive application of inorganic soluble nitrogen compounds, which may causes harmful effects, retard plant growth, and in many cases kill the plants. Nitrogen application must follow by application of adequate amount of water. It is harmful to apply excessive amount of nitrogen, assuming that the more is the better. One must read the direction by the manufacturer and follow precisely.

Phosphorous is an essential component of deoxyribonucleic acid (DNA) the seat of genetic inheritance, and ribonucleic acid (RNA) which directs protein synthesis in plants and in animals. Neither plants nor animals will grow normally if phosphorus is deficient. Phosphorus deficiency is quite difficult to identify, as it is similar to other nutrient deficiencies. A phosphorus deficient plant is thin-stemmed with dark foliage. In case of severe deficiency, some plants leaves turn into purplish color. The phosphorus availability depends largely on the soil texture. A clayey soil fixes phosphorus turning it into unavailable phosphorus specially when calcium carbonate is abundant and soil pH is above 8. This should warn the fertilizer users to apply phosphorus components carefully and cautiously.

At this point I like to differentiate between terms and/or processes; “nitrogen fixation” vs.” phosphorus fixation”. Nitrogen fixation is the course through which gaseous nitrogen, an air constituent fixes in the nodules of nitrogen fixing plants like alfalfa, peas, and beans. Symbiotic nitrogen fixing bacteria are responsible for this process. Phosphorus fixation is the process through which the soluble phosphorus molecules convert into immobile, insoluble unavailable to plants molecules of phosphorus products. Clay particles and/or iron oxide molecules and high pH of soil and/or water are responsible for this process.

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

“JOHNY CARPENTER” ARENA



The New “Heaven on Earth” Ranch (NHOER) took the first steps in the construction of the “Johny Carpenter” Arena on Foothill Place in Lake View Terrace. The first day of construction was Saturday April 30th, 2011. Attending the startup was Mary Benson representing Council Member Paul Krekorian, Terry Kaiser of FTDNC & ETI and members of the board of directors of NHOER: Lee Diebold President, Randy Horton Vice President, Katherine Carpenter secretary, Joel Druckman and Skeeter Mann.

For more news about NHOER and the “Johny Carpenter” Arena, please call 818 470-5235, email: lamikec@yahoo.com or come by the board of directors meeting on the last Thursday of each month (Through October) at Coco’s Restaurant on Sunland Blvd in Sunland, 7:00pm. ~ By Michael Carpenter

SUBMIT AN ARTICLE TO T LVTIA

LVTIA invites the community to submit informative and timely articles (200 to 300 words doc with digital picture if possible) electronically for publication consideration to articles@lvtia.org (articles may be edited). Also, any community event (flyers) that you would like posted on the LVTIA’s calendar. Thank you.

1500 SQUARE FEET OF OFFICE SPACE AVAILABLE

Phoenix House, a nonprofit organization, has 1500 square feet of office space available in the city of Lake View Terrace for lease. The property is located close to the 210 and 118 freeways. The office space is located in a facility with a conditional use permit (CUP) that is being used for residential treatment for adolescents. The space has its own separate entrance and has 6 private offices, a conference room and a staff lounge.

For more information please contact: Farid Rasekhi at (818) 686-3091 or email frasekhi@phoenixhouse.org

~ By Joyce Williams

LOPEZ CANYON RESTORATION PROJECT SITE MEETING

The next meeting will be held Wednesday, June 1, 2011 at 6:30pm to 8:30pm at the Lopez Canyon Land-fill Trailer located at 11950 Lopez Canyon Road, LVT, CA 91342. A guided tour of the site will take place from 6:30pm to 7:05pm and the meeting will be from 7:10pm – 8:30pm. All are welcome to attend.

Please RSVP to Reva Fabrikant, Community Liaison, Lopez Canyon Restoration Project at Reva.Fabrikant@revafab.com or 1.866.950.7382

ANONYMOUSLY REPORT CRIME

Three ways to provide anonymous tips: 1.) **CALL:** 1-877-LAWFULL (529-3855), 2.) **TEXT:** CRIMES (274637) begin the message with the letters LAPD, 3.) **WEB:** <https://www.tipsubmit.com/WebTips.aspx?AgencyID=365>

<p>FOOTHILL TRAILS DISTRICT NC GENERAL MEETING JUNE 16, 2011 AT 7 PM VISIT WWW.FTDNC.ORG FOR MEETING LOCATION</p>	<p>LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION EXECUTIVE BOARD MEMBERS</p>
<p><u>LAKE VIEW TEARERS</u> MONTHLY MEETING Tuesday, June 7, 2011 10:00 A.M. to 11:00 A.M.</p> <p>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</p> <p>FELLOWSHIP LUNCHEON June 15, 2011 at 11 A.M. Location to be decided For more information call Phyllis Hines 818.897.7644</p>	<p>President Vice President Joyce Williams -- 818.899.4887 Mali Bakhtar — 818.896.7020</p> <p>Corresponding Secretary Recording Secretary Cilé Borman — 818.896.6058 Angie Carter — 818.203.9231</p>
<p><u>FRIENDS OF THE LIBRARY</u> Circle Your Calendar Saturday, June 18, 2011</p> <p><u>MONTHLY BOOK SALE</u> -- <u>MONTHLY MEETING</u> 10:00 A.M. to 2:00 P.M. -- 2:00 P.M. to 2:30 P.M.</p> <p>Lake View Terrace Library 12002 Osborne St. Lake View Terrace, CA 91342</p> <p>Please join us. For more information call Phyllis Hines 818.897.7644</p>	<p style="text-align: center;">JOIN LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION</p> <p style="text-align: center;">Get involved in your local association!</p> <p>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:</p> <p style="text-align: center;">Lake View Terrace Improvement Association P O Box 224 Sunland, CA 91041</p> <p style="text-align: center;">Join the community and let your voice be heard.</p>
<p>First Name:</p>	
<p>Last Name:</p>	
<p>Street:</p>	
<p>City:</p>	
<p>State:</p>	<p>Zip Code:</p>
<p>Phone:</p>	
<p>E-mail:</p>	

LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION
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SUNLAND, CA 91041-0224

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June 2011's
Monthly Newsletter



HOW IS THE HOUSING MARKET?

Distressed properties (short sales and foreclosure homes) sales made up about 54 percent of California's resale market last month. In Lake View Terrace the percentage was even higher. In April of 2011, from the eight properties sold in LVT, only three were standard sales, four were bank owned sales (foreclosures) and one was a short sale.

This is kind of bad news and good news. It is unfortunate that many homeowners are losing their homes to foreclosures or short sales, but the good news is that many people can now afford to buy a house. In many cases the total monthly payment of a mortgage is less than what is currently being paid monthly for rent! With the interest rates the lowest in decades significantly increases the affordability of buying that dream home. Do not miss your opportunity to invest in real estate with the purchase of your dream home, second home or income property.

What are you waiting for? For more information you may call Mali at 818.476.3011. Best of luck in finding the house you'll love.

HOMES SOLD IN LVT IN APRIL 2011

ADDRESS	#BD	#BA	SQ FT	YEAR BUILT	SOLD PRICE	COMMENTS
11869 Creek Trail	2	1	736	1929	167,000	Bank Owned
11735 Luanda St.	4/3	2,146	7,500	1961	280,000	Bank Owned, Fixer
11715 W. Terra Vista Way	5/3	2,860	11,328	2011	\$495,000	Brand New, Standard
12003 Kagel Canyon Rd.	1/1	600	115,655	1933	\$70,000	Bank Owned, Small
11518 Kelowna St.	3/2	878	6,300	1947	\$155,000	Bank Owned, Fixer
11729 Gain St.	4/2	1,717	7,616	1963	\$225,000	Bank Owned, Fixer
11649 Fenton Ave.	3/2	1,144	7,875	1959	\$251,000	Short Sale, Fixer
11838 Jouett St.	5/3	1,799	8,160	1965	\$325,000	Standard Sale, Upgraded
11934 Hoyt St.	3/3	1,442	9,030	1965	\$325,000	Standard Sale, Upgraded

Information deemed reliable, but not guaranteed.

Mali Bakhtar DRE License # 01346338