

# 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](mailto:articles@lvtia.org) or contact us at [www.lvtia.org](http://www.lvtia.org).

Volume 3, Issue 3

Monthly Publication

March 2011

## MEMBERSHIPS

**Kenneth & Andrea Mason** 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**

**March 5, 2011  
6 am to 3 pm**

## GENERAL MEETING

**Monday**

**March 7, 2011  
7:00 P.M.**

## GUEST SPEAKER

Mrs. Angie Carter ~ Expert  
on Senior Services & Mental  
Health Programs.

## GARDEN CLUB MEETING

**To Follow**

## BOARD MEETING

**Monday**

**March 14, 2011  
7:00 P.M.**

## CHARTER SCHOOLS IN LVT AND GENERAL UPDATES

Dr. Jacqueline Elliot, founder of PUC Schools in Lake View Terrace, and Mr. Antwaune Goode from California Charter Schools Association spoke at the LVTIA general meeting on February 7<sup>th</sup>. They followed up on the request from LVT residents that some priority is given to the LVT students who register at the LVT charter schools that are and will be built in our community.

Dr. Elliot reminded the audience that for the first five years of the PUC Schools locating to LVT they were able to funnel children from Fenton Ave Charter School into its student population until they were ordered to adhere to the lottery system. After listening to the comments of the Board Members and the audience, Dr. Elliot said, "We are bounded by the rules of the Charter Schools and have to go with the lottery system. However, I can speak with the necessary people at LAUSD regarding amending the petitions of the schools in LVT to give priority to students who live in Lake View Terrace and it appears that I may be able to make that happen." She said, if we do not get to do this locally, we would do this through state legislation and get help from Sacramento as the last option.

Since Lake View Terrace shares the same zip code (91342) with Sylmar, we have to identify the addresses within the LVT boundaries. The LVTIA Board will provide the addresses and the boundaries of LVT.

In a follow up email to the LVTIA Board, Dr. Elliot stated, "From my perspective, our organization's mission is to serve two communities; the Northeast San Fernando Valley and Northeast Los Angeles in that three of our schools are currently located in Lake View Terrace. I am fully on board with amending the petitions to give preference to students who live in this community, but cannot commit to put out effort to amend legislation unless I am unable to amend the petitions and therefore need to move to the next step (which for me will not be necessary if I am able to successfully amend the petitions)."

At this point, Lake View terrace is waiting to see the results of Dr. Elliot's effort to meet our request for allowing our kids to be first to enroll in the schools in our community. We think this is our right and everybody benefits from it. We will keep you posted on any progress in this matter.

Larry Melon, Facility Director of LVT Recreation Center, talked about available programs for youths and adults at the Rec. Center. To know about programs please call (818) 899-8087.

At the end of the meeting, the LVT Garden Club Chair, Dr. Dariush Bakhtar spoke about the types of fertilizer and their applications.

On Thursday, February 17, 2011 Dr. Dariush Bakhtar lead- a field trip to the site behind the tennis courts at the LVT recreation center where the proposed community garden is being considered. Terry Kaiser & Margie Beeson from the Hansen Dam Advisory Board, Phyllis Hines, from the LVT Tearers, Cilé Borman & Joyce Williams, from LVTIA were in attendance. The garden club will be putting together a presentation for the Hansen Dam Advisory Board & is seeking input from the community. ~ By M. Bakhtar & Cilé Borman

## LANDSCAPE RETROFITTING PART – 9

Plants require air, water, and nutrients to survive, grow, yield, and replicate. I talked about air and water briefly during the previous parts of this series of articles. In this part, I see it necessary to discuss the matter of plant nutrients.

From all the naturally occurring chemical elements, only 16 elements comprise the biochemical structure of the plant tissues. Obviously, they are the ones that are essential and should be available to plants naturally, and/or through soil management practices. Carbon (C), hydrogen (H), and oxygen (O) originate and absorb from air and water. The rest of the elements come from naturally occurring minerals in soil and/or manufactured resources. Plants, depending on their physiological nature absorb some elements in higher doses than other elements. In this notation, the other twelve elements branch into three groups; **primary**, **secondary**, and **trace elements**. I would like to emphasize that trace elements are physiologically as important as primary and/or secondary elements. An excess of one element not only does not compensate the shortage of another element, but it might also interfere with the absorption of one or more other elements. An element that is essential in a certain dosage might be toxic in a higher concentration.

Primary elements group include nitrogen (N), phosphorus (P), and potassium (K). Secondary elements group include sulfur (S), calcium (Ca), and magnesium (Mg). Trace elements group compose of 7 elements, iron (Fe), manganese (Mn), boron (B), copper (Cu), Zinc (Zn), molybdenum (Mo), chlorine (Cl).

A bag of fertilizer identifies first by the concentration of primary elements, N-P-K, and then by the secondary and trace elements in percent of the fertilizer inside the bag. Example: A fertilizer container identifies by this information; 24-8-16, boron (B); .07%, water-soluble copper (Cu); .05%, chelated iron (Fe); .18%. This means that a fifty-pound bag of this fertilizer contains 24% of Nitrogen, or 12 pounds of N per bag, 8% of phosphorus, or 4 pounds of P per bag, and 16% of potassium or 8 pounds of k per bag, plus secondary and trace elements as listed. Considering this relationship if the price of a 50 pound 12-18-2 fertilizer (A) is \$12.00 and the price of a 50 pound 6-8-1 fertilizer (B) is \$12.00, the price of the fertilizer (B) is twice the price of the fertilizer (A) although both are 50 pounds in weight. (to be continued)

**NOTE:** The LVTIA Garden Club meets on the 1<sup>st</sup> Monday of the month directly after the General Meeting.

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

## NHOER RECEIVES TAX EXEMPT STATUS

**Lake View Terrace, CA:** The “New Heaven on Earth” Ranch has received their full tax exempt status from the IRS and is now a fully independent and recognized California based 501 (c) (3), “public charity.” The Officers of the board are Lee Diebold President, Randy Horton Vice President, and Phyllis Hines Treasurer & Katherine Carpenter Secretary. Other board members include Joel Druckman, Skeeter Mann, Shayna Labeouf and Brian Song (Representing All Nations Church).

NHOER was created to honor the legacy of the late Johny Carpenter, Actor, Stuntman & cowboy, who’s original Heaven on Earth Ranch stood on Foothill Place in Lake View Terrace for almost 25 years. Johny created an authentic western town and taught physically & mentally challenged children, young adults how to ride horses.

All Nations Church eventually acquired the property where the ranch once stood and has agreed to donate (Through a lease) an area off of Foothill Place for NHOER to build, maintain & operate the “Johny Carpenter” Arena & riding programs. The NHOER was created as a result of the “Johny Carpenter” Working Group in 2004 (Comprised of a cross section of the community) whose recommendation was to create this independent organization.

With its complete nonprofit status secured, the NHOER will now be able to complete the dream and build the “Johny Carpenter” Arena, making it available to the community and local equestrian groups and to operate the riding program for those in need. The NHOER will begin a fund raising & outreach program to match the \$25,000 it has raised to date.

NHOER meets the last Thursday of every month at 7pm, at Coco’s Restaurant on Foothill Blvd. in Sunland. If you are interested in participating or supporting NHOER, would like to attend the meetings/events, or for any other questions, please call 818 470-5235. You can also email to: [lamike@yahoo.com](mailto:lamike@yahoo.com). Please visit our website: [www.NHOER.org](http://www.NHOER.org) too. ~ By *Michael Carpenter*

# 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.

We currently have twenty participants and still campaigning to collect more of our reader's email addresses so that we may deliver the newsletter electronically to the ones who choose to participate.

As soon as we have enough participants to make it cost effective, your Lake View Terrace Improvement Association plans to make the first email embedded delivery of the 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. Your email address will only be used for the delivery of the LVTIA's newsletter.

If you have any questions please call one of the LVTIA board members listed below.

Thanking you in advance for your participation and wishing you well.

<p><b>NEW "HEAVEN ON EARTH" RANCH BOARD MEETING</b> MARCH 31, 2011 AT 7 PM Coco's Restaurant 10521 Sunland Blvd. Sunland, CA Michael Carpenter 818.470.5235</p>	<p><b>ANONYMOUSLY REPORT CRIME</b> Three ways to provide anonymous tips: <b>CALL:</b> 1-877-LAWFULL (529-3855) <b>TEXT:</b> CRIMES (274637) begin the message with the letters LAPD <b>WEB:</b> <a href="https://www.tipsubmit.com/WebTips.aspx?AgencyID=365">https://www.tipsubmit.com/WebTips.aspx?AgencyID=365</a></p>
<p><b>FOOTHILL TRAILS DISTRICT NC GENERAL MEETING</b> MARCH 17, 2011 AT 7 PM VISIT <a href="http://WWW.FTDNC.ORG">WWW.FTDNC.ORG</a> FOR MEETING LOCATION</p>	<p><b>LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION BOARD MEMBERS</b></p>
<p><b><u>LAKE VIEW TEARERS</u></b> <b>MONTHLY MEETING</b> Tuesday, March 1, 2011 10:00 A.M. to 11:00 A.M.  Are you a <b>Senior</b>? Are you looking to join an <b>active group</b> of your peers? Then search no more. Join the Lake View Tearers on the 1<sup>st</sup> Tuesday of the month at the Lake View Terrace Recreation Center, 11075 Foothill Blvd., Lake View Terrace, CA 91342  <b>FELLOWSHIP LUNCHEON</b> March 9, 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 Corresponding Secretary Recording Secretary Cilé Borman -- 818.896.6058 Angie Carter -- 818.203.9231</p> <p><b>JOIN LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION</b> 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  <b>Join the community and let your voice be heard.</b></p>
<p><b><u>FRIENDS OF THE LIBRARY</u></b> <b>Circle Your Calendar</b> Saturday, March 19, 2011  <b><u>MONTHLY BOOK SALE</u></b> -- <b><u>MONTHLY MEETING</u></b> 10:00 A.M. to 2:00 P.M. -- 2:00 P.M. to 2:30 P.M. Lake View Terrace Library 12002 Osborne St. Lake View Terrace, CA 91342  Please join us. For more information call Phyllis Hines 818.897.7644</p>	<p><b>First Name:</b></p> <p><b>Last Name:</b></p> <p><b>Street:</b></p> <p><b>City:</b></p> <p><b>State:</b> <b>Zip Code:</b></p> <p><b>Phone:</b></p> <p><b>E-mail:</b></p>

LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION  
P O Box 224  
SUNLAND, CA 91041

NONPROFIT  
U.S.POSTAGE PAID  
SANTA CLARITA, CA  
PERMIT #278

March 2011  
Monthly Newsletter

## IN LOVING MENORY OF BONITA RAE HELTINGS

This is to inform you that we have lost another member of our community. Bonnie Rae was born in Lynwood, CA on July 22, 1927 and has lived in Lake View Terrace for over 46 years.

She coached Ponytail/Kiwanis softball and was an avid bowler. After retiring from Bank of America, Bonnie Rae was a volunteer at Holy Cross Hospital where she was on the guild..

Bonnie departed this life on November 29, 2010. LVTIA sends our heartfelt condolences to the family.

---

### **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](mailto:articles@lvtia.org) (articles may be edited).

---

## BUYING A HOME WITH LOW CREDIT SCORE

Both Wells Fargo and Quicken Loans confirmed recently that they will now lend to applicants with a 580 FICO's score and a 3.5 percent down payment. People who wish to buy a house, but because of a low credit score were afraid to step forward, now have nothing to be worried about. Interest rates are low, home prices are low and low credit does not matter. 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 JANUARY 2011

ADDRESS	#BD	#BA	SQ FT	YEAR BUILT	SOLD PRICE	COMMENTS
11462 CASSARA	3	2	1863	11020	\$380000	Short sale
11400 FENTON	3	2	1400	7590	\$295000	Standard
11479 ORCAS	3	3	1933	18509	\$390000	Bank Owned
11723 TERRA VISTA	4	3	2650	31527	\$540000	Standard
11701 TRIPOLI	3	2	1656	7590	\$240000	Bank Owned

Information deemed reliable, but not guaranteed.

Mali Bakhtar DRE License # 01346338



**Mali Bakhtar, Ph.D.**  
**Real Estate Broker & Consultant**

818-476-3011 Office  
818-730-2921 Cell

DRE License #  
01346338



**If your house is a short sale,  
call Mali for your options.**

[Mali@HouseYouLove.com](mailto:Mali@HouseYouLove.com)  
[www.HouseYouLove.com](http://www.HouseYouLove.com)

# coming soon



Front of the house



Back of the house

**11934 Hoyt St. Lake View terrace**

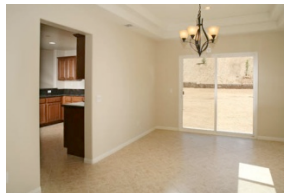
- Completely Remodeled
- 3 Bedrooms, 3 Baths
- Open Floor Plan
- Living Room with Fireplace
- 1442 Sq Ft Building
- 9,148 Sq Ft Lot
- Granite Counter Tops
- Central AC
- Large Master Bedroom
- Large Master Bath
- Walk in Closet
- Front & Back Landscaping
- End of Cul-de-sac
- Quiet Street

\*\*\*\*\*

## Brand New Homes in Lake View Terrace



**Available**



- 5 Bedrooms, 3 full baths
- almost 2,900 Sq Ft building
- Large Lot, almost 12,000

**Only Two Houses Left!**



11715 and 11729 Terra Vista Way,  
Lake View Terrace

**Asking Price :**  
**\$525,000**

**Buy now and take advantage of \$10,000 tax credit for BRAND NEW HOME**

**Call Mali for the best deals on the market.**  **Prudential**

Information deemed reliable but not guaranteed.

**California Realty**