

# **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).

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May 2011

### MEMBERSHIPS

Welcome new member **Kristin Sabo**. Thank you Meredith & Margaret Wills, Carl S. Lenburg, Frank Ames, Stan Graves, Cilé & Mike Borman, James & Marilyn Layfield and Clarence Carter 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  
May 7, 2011  
7 am to 3 pm**

### GENERAL MEETING

**Monday  
May 2, 2011  
7:00 P.M.**

### GARDEN CLUB MEETING

**To Follow**

### BOARD MEETING

**Monday  
May 9, 2011  
7:00 P.M.**

### **DEAR FRIENDS OF LVTIA**

Please keep in mind that we are looking for new people to join the LVTIA Board. We're sure you've seen from the meetings that there is plenty of volunteer work that needs to be done. Our LVTIA Board meets the second Monday of every Month @ 7:00 PM in the LVT Recreation Center. Your energy and insight is needed. Everyone is welcomed to join the board, to share your ideas and to help implement them.

Once you have become a board member you are eligible to become a member of the Executive Board. The executive board is chosen by the board members. LVTIA encourages you, your family, friends and neighbors to come and get involved. For a copy of the Bylaws for LVTIA visit the archives at [www.lvtia.org](http://www.lvtia.org).

LVTIA has been in existence for well over 64 years and is an organization that's worth being a part of. We are excited about bringing new members onto the board and increasing the attendees to our regular general meetings.

Before closing this article we want to thank Vanessa for working on the homeless situation in LVT; Cris for creating our web site ([lvtia.org](http://lvtia.org)) and maintaining our monthly newsletter; Joyce, Mali, Dariush, Geneva, Erin, Kimmie, Cris, Phyllis, Cile, Alice, Linda and others who have volunteered their first of the month Saturdays for the last nine years to help keep our White Elephant Sale (Swap Meet), which is our main fund raiser, alive. This has allowed LVTIA to continue giving scholarships to deserving students, publishing and mailing our monthly newsletter and maintaining the many other administrative and operational needs that allows LVTIA to function and contribute to the various community activities that we are involved in. Many of these same people also regularly contribute the articles that appear in our newsletter.

And finally, thanks to everyone who has served on committees and made the many treks to Downtown Los Angeles City Hall and other locations to deal with political red tape, while taking time away from your families and paying your own gas and parking expenses. Thank you, thank you, thank you.

### **H A P P Y M O T H E R ' S D A Y**



A mother is the truest friend we have, when trials heavy and sudden, fall upon us; when adversity takes the place of prosperity; when friends who rejoice with us in our sunshine desert us; when trouble thickens around us, still will she cling to us, and endeavor by her kind precepts and counsels to dissipate the clouds of darkness, and cause peace to return to our hearts. ~By Washington Irving

## LOPEZ CANYON: COMMUNITY ALLIANCE FOR OPEN SPACE UPDATE

The quest to hold the City of Los Angeles to its promise of maintaining the former Lopez Canyon landfill site as Open Space continues.

As per Chapter 1, Article 2, section 12.04.05 of the Los Angeles Municipal Code; the purpose of land zoned Open Space is: to protect and preserve natural resources and natural features of the environment; to provide outdoor recreation opportunities and advance the public health and welfare; to enhance environmental quality; to encourage the management of public lands in a manner which protects environmental characteristics; and to encourage the maintenance of open space uses on all publicly owned park and recreation land.

The City of Los Angeles' desire to place a trucking school on the now named Lopez Canyon Project Restoration Site is contrary to open space zoning. The Community Alliance for Open Space filed a lawsuit against the City of Los Angeles and the Transportation Opportunity Program (TOP) to set aside a zoning variance permitting the industrial use/trucking school at the Lopez Canyon site.

This case will be heard on May 12, 2011, at 9:30 a.m. in Department 86 of Los Angeles County Superior Court, 111 North Hill Street, LA, CA 90012. You are welcome to attend.

If you are interested in reading the briefs submitted for this case, check out <http://bit.ly/hgGLI0>

Please feel free to follow CAfOS on twitter @CA4OpenSpace, become a friend on FaceBook <http://www.facebook.com/cafos.lopezcanyon>, or be a neighbor at <http://la.everyblock.com>. ~ By Vanessa May

## THREE \$500 COLLEGE SCHOLARSHIPS TO BE AWARDED IN LVT

The Lake View Terrace Improvement Association will award a \$500 Scholarship to each of the 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.**

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

## LANDSCAPE RETROFITTING PART – 10

One of the aspects of landscape retrofit is the correct management of soil by efficient application of fertilizers. It is important to know more about fertilizers, their properties, advantages and their disadvantages to utilize them right. Fertilizers are simply salts. Their excessive application will elevate the osmotic pressure in soil, reduce water potential, and create toxicity to plants. When they leach, contaminate upper and lower layers of soil and subsurface water. Some fertilizers reduce to toxic compounds that are harmful to not only plants but also animals and man.

Fertilizers include synthetic or naturally occurring compounds that carry one or more nutritional element in their structures. Examples are urea, the organic fertilizer that releases one nutritional element, nitrogen versus ammonium sulfate that liberates two nutritional elements, nitrogen and sulfur.

**LANDSCAPE RETROFITTING PART – 10 ... CONTINUE FROM PAGE 2**

The naturally occurring nutritional elements include sixteen among more than ninety elements that the periodic table lists. These elements exist in the nature in the structures of inorganic and/or organic compounds. After the progressive physical and chemical weathering of rocks, and the decomposition of organic residues some nutritional element(s) become rapidly and some slowly available to plants. The degree of availability to plants varies by the chemical composition of the fertilizer, the chemical and physical composition of the growth medium to which the element applies, and the nature of the growing plant.

Here I would like to present the sixteen nutritional elements, their properties, functions in plant growth and their organic and inorganic sources.

The first group among the sixteen elements makes the foundation of the living materials and includes carbon (C), hydrogen (H), and oxygen (O). These elements exist in large quantities in water, air, and in rocks and living materials residues.

The next group includes the elements that are crucial to existence and productivity of plants, nitrogen (N), phosphorus (P), potassium (K), sulfur (S), magnesium (Mg), and calcium (Ca).

The third group is trace elements that their functions to plants growth and productivity are crucial although they utilize in micro quantities. This group include boron (B), iron (Fe), manganese (Mn), copper (Cu), zinc(Zn) molybdenum (Mo), Chloride (Cl). (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*

<p><b>FOOTHILL TRAILS DISTRICT NC                  GENERAL MEETING                  MAY 19, 2011 AT 7 PM                  VISIT WWW.FTDNC.ORG FOR MEETING LOCATION</b></p>	<p><b>LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION                  EXECUTIVE BOARD MEMBERS</b></p>
<p><b><u>LAKE VIEW TEARERS</u>                  MONTHLY MEETING                  Tuesday, May 3, 2011                  10:00 A.M. to 11:00 A.M.</b></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 1<sup>st</sup> Tuesday of the month at the Lake View Terrace Recreation Center, 11075 Foothill Blvd., Lake View Terrace, CA 91342</p> <p>-----                  FELLOWSHIP LUNCHEON                  May 11, 2011 at 11 A.M.                  Location to be decided                  For more information call                  Phyllis Hines 818.897.7644</p>	<p><b>President</b> Vice President                  Joyce Williams -- 818.899.4887 Mali Bakhtar — 818.896.7020</p> <p><b>Corresponding Secretary</b> 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!</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;"><b>Join the community and let your voice be heard.</b></p>
<p><b><u>FRIENDS OF THE LIBRARY</u></b>                  Circle Your Calendar                  Saturday, May 21, 2011</p> <p><b><u>MONTHLY BOOK SALE</u> -- <u>MONTHLY MEETING</u></b>                  10:00 A.M. to 2:00 P.M. -- 2:00 P.M. to 2:30 P.M.</p> <p style="text-align: center;">                 Lake View Terrace Library                  12002 Osborne St.                  Lake View Terrace, CA 91342</p> <p style="text-align: center;">                 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

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May 2011's  
Monthly Newsletter



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](mailto:articles@lvtia.org) (articles may be edited). Also, any community event (flyers) that you would like posted on the LVTIA's calendar.

### FLIP HOMES IN LVT

Home prices drop slightly, but with investors investing their monies in Real Estate, rather than in the stock market, the market is hot and stays hot for them as far as foreclosed homes and short sales are on the market. Investors buy fixers upper and fix them, usually very attractively, and put the home back on the market making a very good profit.

Lake View Terrace has become a target for investors, which is great for the community, because the investors turn ugly neglected houses into beautiful ones, in addition to the care that is given to the front yards that enhances the home's curb appeal. This kind of renovation adds to the price of the homes on the same street and eventually the whole community.

The recent remodeled flipped homes were on Hoyt St., Terra Vista Way, and Jouett. There are more being fixed and sold in the area.

If you or your family members are not a home owner yet, maybe this is your best opportunity to purchase an affordable home. 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 MARCH 2011

ADDRESS	#BD	#BA	Sq Ft	YEAR BUILT	SOLD PRICE	COMMENTS
11869 Creek Trail	2	1	736	1929	167,000	Bank Owned
11518 Kelowna St.	3	2	878	1947	155,000	Regular Sale, Small Building
11325 Terra Vista	3	3	1,600	1985	220,000	Short Sale

Information deemed reliable, but not guaranteed.

Mali Bakhtar DRE License # 01346338