

# 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 1, Issue 9

September 2009

## New Memberships

Join LVTIA or renew your membership and we'll place your name here. See page 3 for form.

## LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION MEETS AT

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

**\$ Swap Meet \$**  
Saturday,  
September 5, 2009

**General Meeting**  
Monday,  
September 14, 2009  
7:00pm

**Board Meeting**  
Monday,  
September 21, 2009  
7:00pm

**We're on the web!**  
[www.lvtia.org](http://www.lvtia.org)

## NATIONAL NIGHT OUT A WELL ATTENDED EVENT

**Lake View Terrace, CA:** All Nations Church served as the Lake View Terrace host site for the annual "National Night Out," sponsored by the National Association of Town Watch. Held the first Tuesday of August, NNO is an opportunity for the community to come out, meet their neighbors & local law enforcement. This event creates the opportunity to start neighborhood watches, learn about local groups and events, just enjoy the evening with good food and entertainment.

ANC provided a Korean BBQ and the community responded with many side dishes. Groups participating included LA Horse Council,

Foothill Trails District Neighborhood Council, Phoenix House, Lake View Terrace Improvement Association, ETI Corral's 20 & 210, New "Heaven on Earth Ranch" and our local law enforcement, Foothill Division, LAPD with their local explorers post. We also welcomed Station 24 LAFD. The office of the Mayor and Council District 2 were represented as well. All total, over 150 were present throughout the evening.

Part of the evening included the first community candidate forum for the vacant LA City Council District 2 seat. A packed room of 100 heard from the candidates, who addressed local equestrian concerns. Music was provided by Clyde Logan, Siggie Young & Monica Ashton. The Reel Cowboys provided these contacts. Paul Myers created the banner, which will be updated every year. The BBQ was prepared by the Community Outreach Team of all Nations Church and the cake by Katherine Carpenter. We thank Target for being a corporate sponsor too. ~ *Michael Carpenter*



**IN CASE OF EMERGENCY ( I C E )** is a program that encourages people to enter emergency contact(s) in their cell phone address book under the name "ICE", "ICE1", "ICE2", etc so that the paramedics, firefighters, and police officers are immediately able to identify victims and communicate important information with their chosen contact person.

~ Source: [http://en.wikipedia.org/wiki/In\\_case\\_of\\_emergency](http://en.wikipedia.org/wiki/In_case_of_emergency)

## UPDATES ON LVT CONSTRUCTION PROJECTS



Currently there are two housing projects and one public street project in Lake View Terrace. The seven unfinished houses on the corner of Kagel Canyon and Brussels Street finally changed ownership. Imperial Bank took the project from Pioneer Construction LLC and sold it to the SCI Investment Company in mid June 2009. The new owner has hired the Samson Investment Company to finish the project, market the homes and hopefully sell them soon. Mike Minder, chief executive officer of Samson Investment, said they are going to clean

the front yards of the completed units by September and improve the two adjacent streets. They will also landscape the front yards and hopefully by the end of the year the neighborhood will have a nice corner in front of the PUC School.

The second project is the sixteen house project on Terra Vista Way. Phase one of four homes is finished and sold and the second phase have now begun. According to the engineer, Mike Lovequist, this phase is expected to be completed in December 2009. The homes in this project are single family dwellings of 4 or 5 bedrooms on large lots.

The third project, which is to be partially paid for through the Lopez Canyon Fund, is at the corner of Fenton and Terra Bella. Fenton Avenue Charter Elementary is affected by the traffic and puddles of water during rain at that spot. Councilman Richard Alarcón, on his last visit to the LVTIA General Meeting, promised work will start in June of 2009. So far there is no sign of construction. Our attempts to get an update on this project have failed. The council office did not reply to our emails and calls. Phyllis Hines plans to meet with Councilman Alarcón and residents of Lake View Terrace are awaiting his answer.

~ Mali Bakhtar



## DEMOLITION IN LVT

The Good Shepherd Convalescent Hospital building at the corner of Kagel Canyon and Eldridge is being demolished. The owner, Mr. David decided to demolish the 40 year old building and sell the property as vacant land after the building developed some issues.

The residents of LVT appreciate responsible property owners and applaud Mr. David for maintaining the aesthetic green belt appearance during the demolition process. LVT look forwards to the soon to come development and occupancy of the property. ~ Mali Bakhtar

## TWO PARCELS ON OSBORNE STREET

The Young Women's Christian Association (YWCA) of Greater Los Angeles Development Corporation and the Related Companies of California are planning a joint venture to construct an intergenerational residential development on the two parcels on Osborne Street opposite the LVT Library.

The 2.4 acres Development is slated to comprise of 42 one bedroom/ one bath on one parcel and 18 two story town homes with 3 bedroom/two and half baths and attached garages on the other parcel, with frontage on Osborne Street between Dronfield Ave and Foothill Blvd. The project is in the preliminary stage. The LVTIA looks forward to the community actively monitoring and participating in the development of this project as City approvals are requested and confirmations granted. ~ Mali Bakhtar

**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 watches meeting held every third Tuesday of the month.

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

**FRIENDS OF THE LIBRARY MONTHLY  
BOOK SALE**

**Circle your calendar**

**Saturday September 19, 2009**

**Lake View Terrace Library**

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

**10:00 AM to 2:00 PM**

**FRIENDS OF THE LIBRARY MONTHLY  
BOARD MEETING**

**Saturday September 19, 2009**

**2:00 PM to 3:00 PM**

**LOOKing for new members. Please  
join us.**

**For more information call Phyllis Hines**

**818.897.7644**

**3-1-1**

One call to city hall for all your non emergency services.

Please report:

Abandoned Vehicles/Shopping Carts, Alley Clean Up needs, Animal Related Problems, Blighted Buildings, Graffiti, Illegal Dumping, Potholes, Storm Drain Blockage, Street Lights, Street Tree Problems and Broken Traffic Signs by calling 3-1-1.

**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, September 1, 2009**

**10:00 AM to 11:00 AM**

**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

**For more information call Phyllis Hines**

**818.897.7644**

First Name:

Last Name:

Street :

City:

State:

Zip Code:

Phone:

E-mail:

LAKE VIEW TERRACE IMPROVEMENT ASSOCIATION  
P O BOX 224  
SUNLAND, CALIFORNIA 91041

PRESR STD  
U.S. Postage Paid  
Santa Clarita  
CA-Permit # 278

## LVTIA NEED\$ YOU!

Join LVTIA or renew your membership and we'll place

**Your name**  
**Your Address**  
**City, State Zip**  
here.

See page 3 for mailing form

### NEIGHBORHOOD COUNCILS 2010 ELECTION

The Foothill Trails District Neighborhood Council (FTDNC) Election Day is scheduled for Saturday, March 27, 2010. The NC Board members (ideally) supposed to represent the diversity of the Stakeholders in the neighborhood. The Neighborhood Council presents your voice at City Hall. I encourage you to get involved. Register to Vote. Get in the race. Become a FTDNC Board Member candidate for the upcoming 2010 election. Please watch for Election material and add your name to the list of candidates. For more information contact Sandra Mendoza, Project Coordinator, Neighborhood Council Election Unit at 213.978.0444 | Fax: 213.978.0376 or visit [www.cityclerk.lacity.org](http://www.cityclerk.lacity.org). ~ *Cris Hughes*

### BANNERS AND SIGNS ON YOUR FENCE

Hanging banners and signs on the wall or fence of your home in residential area is wrong and forbidden by law. You can not advertise your business by hanging a banner or sign on the fence or wall of your home. It is only allowed if you get a permit from the City of Los Angeles which means you have to meet certain criteria. If you see this violation, simply call 3-1-1 and complain. They will notify the homeowner and fine the homeowner if they do not remove the sign. This kind of conduct is not only against the law; it brings the price of your property and neighborhood down. ~ *Mali Bakhtar, DRE# 01346338*

### SOLD HOMES IN LVT IN JULY 2009

Address	# BR	# BA	Building Sq Ft	Year Built	Sold Price	Comments
10078 Jimenez St	3	2	1457	1958	\$405,000	Probate Sale, large lot
11458 Gladstone	3	2	1144	1959	\$185,000	Foreclosure Home, Fixer
11377 Osborne Pl.	3	2	922	1989	\$172,000	Condo, Short Sale
11614 Glamis St.	3	2	1344	1960	\$280,000	Regular sale