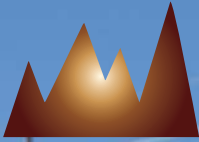


SUMMIT LIFE

VOLUME 16



OCTOBER 2014



Summit founder Lou Miller stands in front of a 100,000 square-foot shopping center termed “The Platform” now rising above a dynamically expanding Culver City. It will mark the spot where the entrepreneur’s first Nissan store was sited almost 50 years ago. The mixed-use facility with a park and children’s recreation area at its center was designed by Joseph Miller to honor his grandfather and the community that helped him get his start.

Larry LaCom/Summit Life photo.

ENTREPRENEUR SWITCHED CAREERS EARLY FROM DENTISTRY TO CAR SALES

What do you do when you learn that you're colorblind and can't pursue a chosen career in dentistry? In the case of a young Lou Miller, the Summit's founder, selling cars trumped drilling teeth. He opted to work in his Dad's used car lot and discovered that he had an aptitude for it.

Actually, "foresight" is a better word. In 1968, Mr. Miller took a chance on a new Japanese car called a "Datsun" and opened one of the first Nissan car dealerships in the United States. Dealership properties purchased by Mr. Miller along Washington Boulevard in Culver City soon became the Culver City Import Group, featuring Hyundai, Mazda, Subaru and Suzuki as well as Nissan.

Serendipity also played a role in ultimately making Mr. Miller the West Los Angeles area's largest importer of cars from the Pacific Rim. "A lessee of one of my properties went broke, leaving me high and dry with an empty self-repair automotive facility," Mr. Miller related.

"The day the property came out of bankruptcy, I called the general manager of Mazda North America and told him I had a large store with lifts and space for a parts department that was available for a Mazda dealership. The guy was so excited, he not only signed me up for a franchise, but sent me an unprecedented inventory of 75 new automobiles all in one day just to get things rolling."

"So how do you get from all those dealerships on the West side of town, to a mobile home park in the wilds of the Santa Susana Mountains some 28 miles distant," we asked Mr. Miller. "Investments," he replied. "It's as simple as that. I've always tried to build on my properties to improve their investment value. A mobile home park was a natural for the rugged mountain terrain. And I also had help from a park manager



Two generations of Miller's overlook the Summit's rustic setting. Louis Miller, right, founded the park in 1979. Son Philip is responsible for day-to-day operations.

Larry LaCom/Summit Life photo

named Louis Porga who kept my construction crews honest."

Now retired and in his early 80's, Mr. Miller is proud to say that his investments are currently safeguarded by his two married sons, Larry, 62, and Philip, 58. "They do all the work," he says. "I occasionally drop by when I'm tired of playing golf." The two men oversee a real-estate empire of shopping malls and industrial parks encompassing hundreds of thousands of square feet from Westminster and Orange, California, to Scottsdale, Arizona.

A 100,000 square-foot shopping

center is rising today from the place where Mr. Miller's original Nissan store was located. "Named 'The Platform,' the structure is the brainchild of Joseph Miller, Mr. Miller's grandson. It's a four story, mixed-use facility designed as a community meeting place with a park and children's recreation area at its center. "It's designed by my grandson to benefit the community that gave me a start in the car business almost half a century ago," Mr. Miller noted.❖

OUR COMFORT ZONES MAKE US EASY PREY, SHERIFF WARNS

BY MARCI WORMSER

When it comes to personal safety, Malibu/Lost Hills Sheriffs Station Lt. John Lecrivain wants us all to get out of our “comfort zone.”

Lt. Lecrivain, whose beat includes the Summit Mobile Home Park, believes that a lot of crimes would be avoided if people stopped taking their personal safety for granted.

“We get so comfortable. We need to make ourselves hard targets,” says Lt. Lecrivain.

Although there’s not a high rate of home burglaries in the general area, residents still need to take precautions because perpetrators often prey on easy targets and the unprepared, the lieutenant says.

And being prepared, he says, just consists of following some common-sense practices.

Making yourself a “hard target,” according to Lt. Lecrivain, includes always locking your doors and telling your neighbors when you’re going on vacation, so your neighbors will be alerted to suspicious activity.

To ward off potential predators, he also advises residents to place signs from home protection company ADT on their property, whether or not they actually use the service.

According to the lieutenant, many older, single women often make the mistake of recording their voices on their answering machines. This, he says, can be a signal to a perpetrator that they live alone. Instead, he advises them to have their son or another male record the answering tape message for them. And older women, he advises, should never indicate to strangers or unknown callers that they live alone.

Social media, too, can turn into an unintended invitation to burglars. Subsequently, he advises against announcing an upcoming vacation on social media sites.

Some potential burglars, according to Lt. Lecrivain, are committed by suspects who walk through neighborhoods and pretend to be selling goods or services.

“Suspects knock on doors to see if anyone is home,” he explained. “If answered, they say that they are representing a company or service, although they very rarely have proper identification or associated literature. If no one answers, suspects will force entry into the residence.”

To prevent this scenario from taking place, he advises residents who are away at work during the day to leave an extra car in their driveways, if possible, in order to give the



appearance that someone is home. He also asks residents to consider leaving a television or radio on.

“Residents who are home during these hours need to be aware and report all solicitors or suspicious people in the area,” he says.

But criminals don’t just limit their activities to people’s homes. Car burglars, according to Lt. Lecrivain, often prowl on foot, looking for unlocked cars with valuables that are in a visible location, such as a front seat.

“Make sure vehicles are always locked and secure,” advises the

lieutenant, adding that windows shouldn’t be left open. “Make sure all vehicles parked overnight are left in driveways or in lighted areas. Remove all personal items, such as GPSs, clothing, containers, and cell phones.”

He also advises car owners against hiding extra keys under their cars, as it’s often a place car thieves will look for extra keys to gain access.

Car thefts, he warns, don’t just happen in residential areas or businesses. They also frequently occur at hiking spots and parks.

“Since these suspects are typically from out of the area, they tend to spend most of the day at trailhead parking lots, scoping out vehicles in the area,” says Lt. Lecrivain. “They break into cars after owners have left for their hike, knowing they will be gone for awhile. These break-ins usually result in credit card fraud and identity theft.”

Hikers should “be aware of their surroundings before ever leaving for a hike,” he says. “Be aware of people sitting in nearby vehicles and people who don’t appear to be dressed for a hike. If you are ever unsure, call the police.”

He also asks hikers to place their personal goods in their car trunks before they get to their hiking spots, away from the gaze of potential burglars.

Although the lieutenant urges people to take precautions and always be cognizant of their surroundings, he doesn’t want them to become so fearful that it diminishes their quality of life.

“You know when something doesn’t seem right,” he says. “Take the time to secure your house, but at the same time, don’t be so scared that you’re not going to open your windows and enjoy the fresh air.”

To contact the Malibu/Lost Hills Sheriffs Station, call (818) 878-1808. ♦

MEET YOUR NEIGHBOR

The Rosenfelds are caregivers to their disabled son and an entire fleet of police cars

LAPD officers do not drive like little old ladies from Pasadena. They drive “hard miles,” straining engines, transmissions and brakes to the limit, according to new Summit resident Lee Rosenfeld. He should know. He’s the police department’s motor transport repair supervisor for about 140 vehicles in LAPD’s Mission Division.

After 27 years with the department, Lee decided to call it quits earlier this year and retire to Oregon with Sally, his wife of 33 years, and their oldest son Steve, who is confined to a wheel chair. After selling their house in Santa Clarita, Lee reconsidered when he realized that a few more years on the job could add to his retirement income. So the couple searched the web for a mobile home, discovered the Summit and moved into a house last August that offers gorgeous views from a huge deck. They’ve already installed a telescope for viewing the Valley.

Although Lee didn’t retire, forced retirement came to a police cruiser that most police mechanics including Lee considered the gold standard for “hard mile” driving. “The shutdown of Ford’s Crown Victoria assembly line in 2011 was a game changer for police across the country,” Lee said. “As a patrol vehicle that could take the rigors of hard police driving for a 100,000 miles and more, its discontinuance broke my heart.” Lee began repairing cars as a teenager at his grandfather’s Los Angeles gas station.

With less carbon emissions and better fuel economy, the new breed of police vehicles such as the Dodge Charger and the Ford Interceptor (Taurus) are filling the gap, but can’t hold a candle to the old Crown Vic. As an example, the engine has to be pulled from the Charger to repair the frame after even a relatively minor front-end collision. The all-wheel



Lee Rosenfeld, son Steve, and wife Sally are shown on the view deck of their new Summit home. Sally grew up on a farm and works at an insurance firm. Lee is a motor transport repair supervisor for the LAPD. *Larry LaCom/Summit Life photo.*

drive Ford Explorer would be Lee’s choice if he had to select from the current crop of vehicles. “But I’d rather revamp the old Fords by improving their economy and adding modern electronics. We have the parts, the tools and the know how to do that.”

As yet, however, modern medicine does not have the know how to put Lee and Sally’s eldest son back on his feet. Steve was 29 in 2010 when his motorcycle brakes locked and he was catapulted over the handlebars into the street without a helmet. He remained unconscious for almost two months after doctors removed part of his frontal lobe, destroying his short-term memory. But his long-term

memory and his sense of humor remain intact.

“Steve always loved being close to us, and it’s wonderful to have him home with us now,” said Sally. She is a part time Girl Friday at a Simi Valley insurance agency and a part time caregiver at home. Their new home has a large room set aside for Steve. “It’s not a bedroom, it’s a cheerful room off the living room that isn’t confining,” Sally explained. The Rosenfelds also have a younger son who lives near Denver, Colo., and a daughter living in Fillmore. ♦

YOU'VE GOT A BABY, WE'VE GOT A BABYSITTER

Hi. My name is Fallon Highfill. I'm a Parkhill High School student who's also taking courses at Pierce College. I'm 16, live in Summit unit #189, and have been babysitting at the Summit for four years. I'm trained in CPR and Certified in first aid.

Please give me a call at 818-324-6990. I can be available on short notice and my rates are negotiable.



UNCLE ERNIE'S PIZZA



**PIZZA, PASTA
SALADS, SUBS
& MORE**

818-709-3663

WE DELIVER

Delivery Fee applies

Check out our
huge menu at

www.UncleErniesPizza.com

9841 Topanga Cyn. BLVD



FREE
Antipasto Salad

Offer #93. Not valid
with any other offer or
promotion. Must pres-
ent coupon when
ordering. One per
customer. Exp. 11/20/14

\$3.00 OFF
Any Large Pizza

Offer #92. Not valid
with any other offer or
promotion. Must
present coupon when
ordering. One per
customer. Exp. 11/20/14

SUMMIT LIFE

Summit Life is a monthly publication of the
Summit Mobile Home Community

24425 Woolsey Canyon Rd., West Hills, CA,
91304-6898

Phone (818) 340-7564

OCTOBER 2014

Publishers/ Owners - Louis and Philip Miller

Editor - Garry Wormser

Graphic Design - Susan Leinen

Photography - Larry LaCom

Real estate at the Summit is subject to the
Federal Fair Housing Act of 1968 and its
amendments.

Please visit us at

www.summitmobilecommunity.com.

AMAZING SIAM THAI RESTAURANT

Delivery Available

THAI CUISINE OF LA

WWW.AMAZINGSIAM.NET



[FACEBOOK.COM/PAGES/AMAZING-SIAM](https://www.facebook.com/pages/Amazing-Siam)

818.718.8548 , 818.718.8549

9839 TOPANGA CANYON BLVD.
CHATSWORTH, CA 91311

Free

THAI
ICED TEA OR
THAI ICED
COFFEE

**LUNCH
SPECIAL**
\$6.95

**FREE
MEAL**
ON YOUR BIRTHDAY
UP TO \$15.00

\$5 OFF
ANY ORDER OF
\$25.00 OR
MORE

*Delivery only.
Limit 1 FREE item per order.
Not valid in conjunction with any other offer.
This special offer is good only with this coupon.
Please present this coupon when paying for your meal.

Not valid in conjunction with any other offer.
This special offer is good only with this coupon.
Please present this coupon when paying for your meal.

SEPARATING THE SPOILS

WASTE MANAGEMENT EVOLVES INTO MULTI-BILLION DOLLAR HIGH TECH BUSINESS

"The last thing I wanna be is a garbage collector, an ex-pug with cauliflower ears who comes home smelling from rotten eggs. That's why I work at the docks," Marlon Brando, "On the Waterfront."

That stigma is gone, according to Waste Management's Lisa Hemenway. WM services the Summit and leads the nation in waste and environmental solutions. It has changed the way garbage collection is perceived by working at the technological edge to convert much of the collected materials into new forms of energy.

Some collected materials are converted by WM into an alternative fuel called Compressed Natural Gas (CNG); other materials are used to produce electricity for the community through a landfill gas-to-energy program.

Headquartered in Houston, the

publicly held company had revenues last year in excess of \$13 billion. The firm operates throughout the U.S. and Canada and services some 100,000 customers in Ventura and Los Angeles Counties.

"Not only has the mindset and technological reach of the waste industry changed, but so has the job of operators who collect the waste," explained Lisa, a WM community relations specialist in Southern California. Today's garbage collector is a licensed professional who operates a highly technical mechanized vehicle termed a side loader. At WM, he services an average of 800 traditional and mobile homes on a daily basis.

"While our customers are most likely relieved when those operators come by to collect their trash, it's only the beginning for the company," Lisa noted.

"We must insure that the material

TIPS FOR REDUCING THE USE OF OUR NATURAL RESOURCES:

- Use a durable mug or glass instead of a disposable cup.
- Switch off computer monitors and lights when you leave for lunch or meetings. Screen savers do not save energy.
- Reuse items in good condition, donate what you don't need.

separation and conversion processes are properly and efficiently managed. You can help us by not mixing food waste with recyclables and by participating in local drop-off events for electronics and household waste."

Here are some important recycling tips from WM that will make the weekly garbage collection process easier and more efficient:



Recyclable Materials



Paper Material

- Books (paperback and hard cover okay)
- Catalogs / Brochures / Phone Books
- Junk Mail & Envelopes (windows okay)
- File Folders
- Milk & Juice Cartons
- Magazines & Newspapers
- Paper - All colors (staples in paper okay)
- Paper Grocery Bags
- Shredded Paper (put in plastic bag and tie securely)

Cardboard

- Cereal & Food Boxes (Flatten for more recycling)
- Clean Pizza Boxes (no wax coating and or food waste)

Glass

- Bottles & Jars - Green, Brown, Clear (lids & labels okay, no need to rinse)

Aluminum & Tin Cans

- Aluminum Food Trays
- Beverage Cans
- Vegetable & Soup Cans

Plastic

- Bottles, Jars, Jugs, Tubs (look for recycling logo on bottom labeled #1 - #7, no need to rinse)
- Grocery Bags
- Nursery Pots
- Plastic Toys
- Yogurt Containers

Other

- Athletic Shoes

