

SUMMIT LIFE

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LEE ROSENFELD checks out an LAPD cruiser, one of 140 vehicles he helps keep in top shape as an LAPD motor transport repair supervisor. Instead of a police car, we've asked him to check out the long-term performance of the Summit as if it were an automobile. After living here for more than a year, he says it's been an enjoyable ride. His ratings in terms of comfort, amenities and safety appear on pages 2 & 3. Larry LaCom/Summit Life photo.

Road Test:

VARROOOM, VARROOOM....CLIMBING WOOLSEY CANYON IN A NIMBLE CAR AND THEN GAZING AT A SPECTACULAR VIEW BELOW ARE SOME OF THE HIGHS OF THE SUMMIT

Road testing the Summit as if it were an automobile makes sense, according to Lee Rosenfeld. While most of the police vehicles he currently deals with as a repair supervisor are Fords and Dodges, he rates the park in the BMW and Lexus luxury car category. These two

vehicles are high-end products that are occasionally quirky, but always rock solid. And so is the Summit. Built on rock in the Santa Susana foothills in 1979, the Summit features 201 modern homes, most with views. The tenants are friendly with both the residents and the critters that occasionally show up on

their doorsteps. By the same token, the park gets low marks for dropped calls. “The views up here are spectacular, but you pay a price for that simply because most cell phone transmission towers are down in the flats,” Lee says. “Riding to and from the Summit in my Mini-Cooper makes my

day”, he explained. “Maybe I’m a frustrated race car driver, but I love the challenge of that winding road, shifting up and shifting down ‘varrooom, varrrroooooom,’ it’s fun.

“The views up here are spectacular, but you pay a price for that simply because most cell phone transmission towers are down in the flats.”

If the Summit were a police car, I’d give it high marks for handling and for a great ride,” he said. The peace and serenity of the place once you’re up here goes back to another time, he says.

Safety is also on the positive side of the ledger. “Ambulances and fire

trucks seems to appear up here just seconds after you call them and night supervisors are always on call when you need them.”

If you’re into GREEN with a capital G, the Summit is the place to be because the park is ALL ELECTRIC. There’s not a smelly gas jet around except for the pool and spa. They are powered by trucked in propane and kept spotlessly clean and in perfect working order. Ditto for the park grounds and the Clubhouse. It’s an attractive and comfortable building that’s available for residential meetings and get-togethers simply by calling Debbie, the park’s office manager. Lee’s wife Sally is interested in starting a quilting club, by the way. Please let Debbie know if you’re interested in joining.

Lee suggests one more amenity that could be a win/win for the park’s dog owners, a DOG PARK on a view site that was once scheduled to become a solar paneled recreational area. All you’d need is a fence, some benches and a few more doggie do dispensers, Lee explained. “Dog’s are really looked after in the park,” he says. “I know because my phone often rings when I come home from work with another recorded message from Debbie... “Another lost doggie needs your attention.” ❖



Lee Rosenfeld, son Steve, and wife Sally are shown on the view deck of their Summit home. They’ve lived in the park for more than a year and love it. Larry LaCom/Summit Life photo.

TESTED VEHICLE

HIGHS

Views, peace and serenity, friendly people

LOWS

Dropped cell-phone calls

AMENITIES

Sparking pool, spa, clubhouse

FUEL

All electric, no Gas

PRICE

Land rent competitive with apartment rents

CHATSWORTH LAKE MANOR LOOKS TO LIMIT RUSH HOUR TRAFFIC AS HUNDREDS OF RESIDENTS BEGIN TO OCCUPY NEW HOUSING DEVELOPMENTS AT BOTH ENDS OF THE PICTURESQUE ENCLAVE

Soldiers call it a pincer movement. But to many residents of Chatsworth Lake Manor, it's a pain in the backside. We're talking about traffic congestion from new housing

"We want to stop that influx before it grows by several hundred more cars as buyers move into high-end residential tracts surrounding us." The minimum sales price for one of the 143

known as Cavallo Estates, five have already been sold at a starting price of \$1,250,000. In addition, a tract of 30 premium homes is being planned on Andora Street above Chatsworth Oak Park.

For more than a quarter of a century, Woolsey Canyon and Box Canyon residents have used Valley Circle Road and Lake Manor drive as their prime access to the main intersection of Plummer Street and Topanga Canyon Boulevard "Those residents, including those in the Summit and Mountain View mobile home communities, would continue to retain that access through Chatsworth Lake Manor without restriction as a condition of the proposed traffic controls "

"What we're after is limiting auto access through our community to those new residential areas such as the Pulte(Dayton Canyon) tract that have a straight shot down Roscoe to Topanga Canyon during rush hour without using Valley Circle north of Roscoe or Lake Manor Drive as feeder roads," Mr. Drabek explained. He noted

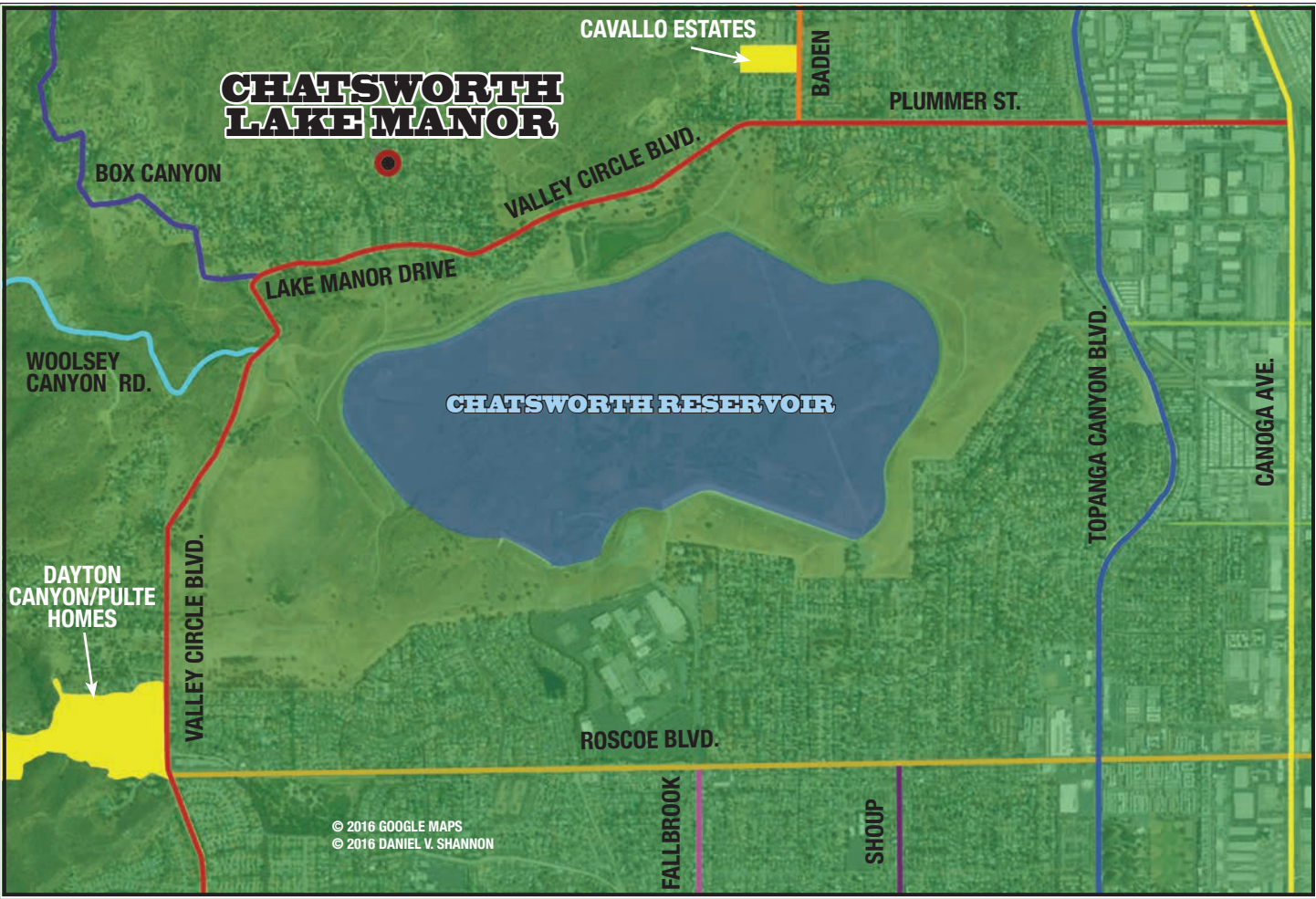


Completed Baden Avenue homes above and below are on street already closed to rush hour traffic. Pulte model homes are shown in framing stage at bottom right. Larry LaCom/Summit Life photos.

tracts that could ultimately squeeze the rustic community into automotive gridlock.

"We're looking for guidance from the office of County Supervisor Mike Antonovitch on ways and means to limit rush hour traffic on two narrow streets that are the lifeline of our small community, Valley circle Boulevard and Lake Manor Drive," said Kip Drabek, President of the newly elected Chatsworth Lake Manor Citizens Committee Rural Town Council.

"As it stands now, at least ten cars are backed-up during the morning and evening rush hours at the two stop-signed intersections of Valley Circle and Woodsy Canyon and Lake Manor Drive and Box Canyon," he explained.



that local traffic restrictions have been successfully implemented in many other Southern California communities. A current effort is underway, for example, to limit heavy truck traffic to and from the Boeing field laboratory on Woolsey Canyon Road.

Mr. Drabek emphasized that Chatsworth Lake Manor is at the intersection of two counties and one city (L.A. City and County and Ventura County). "With so many jurisdictions, it may take some time before any new traffic restrictions are formally forwarded and adopted," he said. ♦

NOT TO WORRY, WHEN THE WORLD GOES TO THE DOGS, SUMMIT RESIDENT BILL KREKE WILL NETWORK YOU. HE’S GREAT WITH A LEASH AND “15-MINUTE POTTY BREAKS”

Dog walking is second only to a lemonade stand when it comes to teaching kids how to make a buck. But Summit resident Bill Kreke, a former business executive and Arizona State University graduate, is out to make it a highly profitable venture

by doing what barking dogs do best, networking. “I was operations manager of an entertainment company when it was purchased by another firm in the area. While I wasn’t given a golden parachute, it was enough

of a monetary parachute to help me do what I’ve always dreamed of doing, taking care of dogs systematically day by day by using modern business networking techniques.” Bill said. “I can read dogs well and for safety’s sake, I never group animals together from



A Shiba Inu, and a German Sheppard mix are shown walking Bill Kreke in Woodland Hills. Actually, it’s the other way around. Bill, who lives at the Summit, charges \$12 per visit per dog for what he calls a “15-minute potty break” and \$15 per visit for a half-hour walk on a leash. Larry LaCom/Summit Life photo.



Collie pup in photo will soon be on his way to the Summit to keep Bill and Danielle Kreke company. They love dogs but haven’t owned one since their Newfoundland passed away last April.

different owners,” he explained. “It was a real challenge at first, starting a Limited Liability Business (LLC), getting bonded and networking on the weekends with my wife Danielle by visiting pet stores, dog groomers, and veterinarian offices just to let them know about our business. Over the last two weeks, it’s started to pay off with written agreements from several Woodland Hills residents to care for six dogs; a Shiba Inu, an Alaskan Husky, two German Sheppards and two Labrador mixes,” Bill said.

Bill charges \$12 per visit per dog for what he calls a “15-minute potty break” and \$15 per visit for a half-hour walk on a leash. When he’s done, he tops off the dog’s water dish, dispenses any necessary medications or vitamins, takes a photo of the dog and then texts the

owner, explaining that he’s leaving and noting the condition of the animal.

He’s received permission from his dog walking clients to allow his company, Kahuna Dog Walking LLC, to use their pets for networking promotions. But walking the animals is not Bill’s ultimate goal. He plans to gradually build a network of services that will take care of a dog’s every need from grooming to boarding.

Bill has owned dogs non-stop from the time he was a child until last April when his large Newfoundland died of cancer. But another’s on the way. The couple recently received photos of new borne Collie puppies from a Northern California breeder, one of which will soon join them at the Summit. They moved here from

Chicago last March and love it. “When you’re new to the San Fernando Valley, you often have the frightening experience of looking at expensive apartments in questionable neighborhoods. The Summit isn’t cheap, but it’s safe and you have no one living above or below you,” Bill said. “On top of that, the views are beautiful.” Getting back to the business of networking, Bill has even networked with his chief dog-walking rival,

“I can read dogs well and for safety’s sake, I never group animals together from different owners.”

“Paws Claws N Hooves.” “They’ve asked me to walk their dogs while they’re on vacation,” he noted. If you’re going on vacation or just need a helping hand with Rover, please call the company at (818) 806-WALK (9255), or you can email them at Bill@KahunaDogWalkingLLC. ♦



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