

SUMMIT LIFE

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APRIL 2015



A FINE MESS: Philip Miller, Summit co-owner, surveys damage from incompetent electrical repairs that caused intermittent power outages at the Park for more than two months. See story on page 2.

Larry LaCom/Summit Life photo

WHAT BEGAN WITH A BROKEN CABLE TURNED INTO A SUMMIT NIGHTMARE OF ELECTRICAL FAILURES

It was almost dark on the evening of February 4 when the lights went out at the Summit, not all the lights at once, just the ones around Club House Drive. A contractor was called in and quickly diagnosed the problem as a failed underground electric cable. It was a failure that haunted the park for more than two months.

Over the next week and a half, Club House Drive became a no man's land as residents attempted to move their vehicles in and out of driveways over planks covering a trench in the middle of the narrow street. A new cable was laid in the trench and reconnected at either end to two street level electric transformers. About a dozen of the devices are located throughout the park to step-down high voltage electricity from Southern California Edison's transmission grid.

Zap! A power surge burned one of the existing transformers the instant the new cable was hooked up. A plume of acrid smoke announced that there would be more outages, perhaps many more. When told that two costly new transformers would be needed to replace the old ones, Mr. Miller immediately gave the go ahead, hoping for a relatively quick solution to a problem of daily existence for hundreds of residents who were growing more upset each passing day.

It took two more weeks before the new equipment was put in place and ready to go. Then the time came again. "Let there be light," someone joked. And there was light. It flickered brightly for several minutes and then went out. A power surge had occurred for the second time, creating a ground loop that



POWER TOWER: SCE power pole looms over Summit entrance. Electricity is transmitted at high voltage over the poles until it reaches apartments and housing tracts where it is stepped-down to serve the 120-volt power needs of toasters and television sets. *Larry LaCom/Summit Life photo.*

threatened the integrity of other transformers in the park's 203 home electric grid.

Eight specialists from Oil Field Electric Corporation were brought in to replace the original contractor. Jesse Hooker, a project program manager from AV Environmental Services, was also brought in to lead the team. The electricians found that the previous contractor had limited experience in working with high voltage electric systems. Whether on purpose or by design, this caused the unnecessary and costly purchase of the replacement transformers and other equipment.

The Park's original transformers, thought to be defective, were tested and found to be 98 percent operative. They were reassembled and reinstalled by Oil Field Electric over a three-week period. The newly installed electric cable beneath Club House Drive was also tested. Oil Field found that the cable's semiconductor connective surface had been inadequately stripped, leading to a blown fuse in the Park's main electrical panel. Oil Field Electric and its testing sources have since concluded that the Park's electric repair should have been limited to no more than the purchase and installation of one properly stripped electric cable.

"We owe the Oil Field team a debt of gratitude for working around the clock to bring the park fully on line early this month," Mr. Miller said. "But the real heroes are the park residents who made do with cold food, coffee and showers and sat in the dark for many hours as intermittent blackouts rolled through the Summit. We sincerely apologize for the inconveniences the outages caused and have compensated residents in some small ways with rebates for spoiled food and hotel accommodations for those who experienced the longest electric downtimes. A stream of complaints



This is one of several in-park control units that accepts high voltage electric current from Southern California Edison Company and reduces it with in-park transformers to a low 120 volts. *Larry LaCom/Summit Life photo.*

was patiently fielded by our office manager Debbie Berini and night managers Madoline Gamble and Steve Venable. We thank them for a job well done. We have all done our best to extricate ourselves from a

very bad situation; one, I hope that has ultimately brought us closer together. ❖



MAJOR SURGERY: workers prepare to slice-open middle of Club House Drive to install new electric cable. Driving down the trenched street covered with thin boards was only a part of the difficulties experienced by Summit residents during intermittent electrical outages.

SUMMIT ANNOUNCES MAJOR SHIFT IN HOME MARKETING

The Summit has switched its marketing efforts from renting to selling as both the traditional housing and mobile home markets improve, according to Philip Miller, Summit co-owner.

“Even though the Summit presently owns about 100 leased homes, our current strategy is to offer them for both sale and lease rather than continue renting them as their leases expire,” Mr. Miller explained. Current

two-year leases in the Park average \$1,800 per month with a built-in 4 percent rent increase in the second year.

“Our prices fall in a sweet spot between apartment rentals down on the Valley floor and home rental prices in West Hills,” Mr. Miller noted. “That’s because the Summit is in a desirable foothill location that can demand and get the higher prices that you’re beginning to see in the West Valley flats. In short, that means it’s a

good time to buy.”

The Pulte Group, the nation’s largest home developer, is currently building 143 homes on a 373-acre site at the corner of Roscoe and Valley Circle Boulevards. Prices for view homes within the tract are expected to exceed \$1 million when marketing begins next year.

Realtor Jim Fairbanks, owner of Marquee Mobile Homes, Canoga Park, has sold housing at the Summit for several decades. He also farms



COME IN AND TAKE A LOOK: Realtor Jim Fairbanks, an occasional actor, holds sign inviting potential buyers into mobile open house at the Summit. At this writing, the unit may have been sold. *Larry LaCom/Summit Life photo.*

mobile home parks in the Canoga Park flats where the differences in quality living are discernable.

“You can’t have a view in the flats, you can’t have a yard; you can’t have two dogs, you live bumper to bumper with other homes,” Mr. Fairbanks said. “And would you believe, those homes are beginning to sell well too,” he noted.

Current residents of the Summit interested in making the housing switch from renting to purchasing are urged to call Mr. Miller directly at 310-435-9766. ❖

SITE PREPARATION: An army of ground moving equipment begins to shape the Pulte housing tract at the corner of Roscoe and Valley Boulevards, View homes could fetch a million dollars or more when offered for sale next year. *Larry LaCom/Summit Life photo.*



GARDENING ON THE CHEAP: These gardening tools and a little elbow grease are all you’ll need to keep your home’s exterior plantings looking great this the summer. From left are a shovel, broom, rake, small broom and dust pan. Simple tools held by gardener Kit Berini are (from left) hand clippers, pruner and hand trowel. The total package shouldn’t set you back more than seventy bucks. Mr. Berini himself is optional. His services cost a little more, but then you won’t need the tools. *Larry LaCom/Summit Life photo.*



AROUND THE TOWN

VALLEY HAPPENINGS, MAY - JUNE



VIVE L'AMOUR! A CELEBRATION OF FRENCH CHORAL MUSIC

Music in San Fernando Valley

Day(s): Saturday

Time(s): 7:30 pm

Address: 700 N. Glenoaks Blvd. Burbank CA 91502

Phone: 818-759-9177

Cost: General Admission \$20 at the door \$15 Seniors and children under 12 \$15 pre-sale

The Burbank Chorale, under the direction of Dr. Mikail Shtangrud, presents Vive L'Amour! A Celebration of French Choral Music, featuring Requiem and Cantique de Jean Racine by Gabriel Fauré. This eclectic program pays tribute to five centuries of French music including 16th century Madrigals, Dôme Épais (The Flower Duet) from the opera Lakmé by Delibes, and works by Gabriel Fauré, Maurice Duruflé. Special guests include MUSYCA Children's Choir and the Burbank Chorale Orchestra.



THE DISCORD ALTAR

Theater in San Fernando Valley

Day(s): Friday Saturday Sunday

Time(s): Fri. & Sat. at 8:00, Sun. at 2:00.

Address: 11246 Magnolia Blvd.

Phone: 818-898-9597

Cost: \$25. Students, seniors, military \$17.

David has died, succumbing to the ravages that his addictions had wreaked upon his health. A brilliant voice teacher, during his life on the skids, his students were a small group of homeless young people. Now they have gathered to memorialize him. They're joined by one of their number who escaped poverty and went on to achieve a successful career in the mainstream; and also by David's embittered daughter, who considers that he abandoned his family. Needless to say, not all members of the assemblage have similar memories of David.



A FAERY HUNT IS BACK IN SIMI VALLEY

Performance in San Fernando Valley

Day(s): Saturday

Time(s): 10:30 am- 11:30 am

Address: 7001 Smith Road, Simi Valley, CA 93063

Phone: 818-324-6802

Cost: 12.50

What a beautiful place to create Fairyland! Join the

Faery Folk in Sherwood Forest (where they filmed the classic Robin Hood) on a fun and gentle quest in Fairyland. As the audience makes their way through the forest, they actually become part of the story. The shows are for children, boys and girls, and the young-at-heart. Most of the children come in costume. There is something for the whole family in this interactive original show. Groups and birthdays are welcome.



GALA PERFORMANCE OF 'THE WORLD BELOVED - A BLUEGRASS MASS'

Music in San Fernando Valley

Day(s): Saturday

Time(s): 7.30 p.m.

Address: 18120 Saticoy Street, Reseda, CA 91335

Phone: 818-753-3306

Cost: Suggested donations: Adults \$25, Seniors and Military \$20, Students \$15.

The San Fernando Valley Master Chorale will be presenting a Gala performance of 'The World Beloved - A Bluegrass Mass', the perfect entry point for choral music lovers to the sound of bluegrass, and for bluegrass fans to the beauty of choral singing. The program will also include a preview of the oratorio "Moses" by composer Sergio Barer.



12TH ANNUAL EMERGING VOICES GROUP SHOW

Books in NoHo Arts Dist.

Day: Sunday

Time: Performance - 7 pm, doors open 6 pm

Address: 5303 Lankershim Blvd., North Hollywood 91601

Phone: 866-811-4111

Cost: \$12 advance purchase, \$15 cash only same day.

The New Short Fiction Series, Los Angeles' longest running spokenword series, presents its 12th Annual Emerging Voices Group Show featuring new fiction by Anthony Abboreno, Gene Desrochers, Kar Johnson, Alec Moore, Gina Srmabekian and Tamar Telian, Upstairs at The Federal Bar. The performance stars spoken word artist Sally Shore, with guest cast Nadine Bedrossian (The Laramie Project), Alain Benatar (Assasains' Creed, Passions), Ruben Garfias (The Last Ship), Ryan Klamen (Office Problems) and Lucan Melkonian (Message From The King). The New Short Fiction Series is a project of The Pasadena Arts Council's EMERGE Fiscal Sponsorship Program.



MUSYCA CHILDREN'S CHOIR: SPRING CONCERT

Music in San Fernando Valley
Day(s): Sunday
Time(s): 4:00PM

Address: 7353 Valley Circle Blvd. West Hills, CA 91304
Phone: 818-5549937
Cost: \$20-\$27

MUSYCA Children's Choir presents its annual Spring Concert, featuring all choir divisions. The choir brings together talented young people in the San Fernando Valley of Los Angeles to create a community of singers built on respect, love for music, and artistic excellence, guided by an exceptional faculty.



WEST COAST PREMIERE OF DON NIGRO'S LOST GENERATION

Theater in NoHo Arts Dist.

Day(s): Friday Saturday Sunday
Time(s): Fri/Sat @ 8:00pm, Sun @ 7:00pm
Address: 11052 Magnolia Blvd, North Hollywood, 91601
Phone: (323) 860-6569
Cost: \$20.00

The complex and dangerous friendship of Scott and Zelda Fitzgerald with Ernest Hemingway is traced in this funny, surreal and dark play which presents their evolving attractions, entanglements, jealousies, conflicts, and madness.



THE CAR SHOW AT WVCC

Specialty in San Fernando Valley
Day(s): Sunday
Time(s): 4:00 p.m. - 7:30 p.m.
Address: 22450 Sherman Way, West Hills
Cost: FREE for drivers and spectators

Please join us for a fun community event on Father's Day honoring Mike Boisclair. FREE entry for drivers and spectators, FREE food, silent auction, raffle and awards. Classic cars, vintage cars, muscle cars and more!



CAMP LE CLUB-GYMNASTICS CAMP

Health & Fitness in San Fernando Valley
Day(s): Monday Tuesday Wednesday Thursday Friday

Time(s): 9:00-3:00 pm Extended Care available
Address: 9636 Cozycroft Avenue
Phone: (818)886-3331
Cost: \$159 a week If enrolled by May 10, 2015.

At Camp Le Club your child will have the opportunity to play lots of games, make fun arts and crafts, make new friends, and experience the thrill of learning new gymnastics skills! Each day our experienced coaches will teach gymnastics lessons- all levels are welcome! We provide one snack, and you provide lunch. On Tuesdays and Thursdays we have water play outside. Our weekly themes are: Hawaiian week, Into the Woods week, Pirate week, Star Spangled week, Under the Sea week, Big Hero 6 week, Jungle week, Carnival Magic week, Western week, and Blast from the Past week.

THE SNAKE WRANGLER

It's almost summer in these hills. That means it's time to call in the Snake Wrangler. We're not making this up. A Snake Wrangler can charge up to \$300 for snake extermination. This often takes place in your backyard or underneath your house. While the price seems high, remember that you'll be that much closer to owning your very own pair of snakeskin shoes, or maybe even a snakeskin wallet.

Whatever you do, do not encourage your children to become snake wranglers. Tell them to stay away from the bushes and rocks where the snakes hang out and to report their location to you if and when they see one, especially a rattler. Here are two phone numbers for local snake wranglers, 818-383-0476 and 818-880-4269. You'll save a ton of money if you can get the fire department to come up and take care of the problem for free.

Unfortunately, there are no professional wranglers of doggie poop that the park can refer you to. The park asks that you do the wrangling yourself by using free doggie bags provided at doggie bag disposal stations throughout the park. Doggie poop is a growing problem, and we understand that doggie droppings have even been found on the tennis court. Please!!!! Tennis is too classy a game for that. Don't let tennis go to the dogs.

Madoline Gamble, the Park's resident night manager, usually comes on duty around dinner time and the smell of barbecuing food catches her immediate attention, She wants to remind residents that no open pit or wood burning barbecues are allowed in the park. To report this dangerous activity or any other park emergency, please call Madoline at her emergency number only, NOT her home number. The emergency number is 818-934-0476.



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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.