

SHPOA

Shadow Hills Property Owners Association

Dedicated to Preserving Rural Community

A Neighborhood Where Families Grow



Volume 49, Issue 4

SHPOA July-Aug 2026

Recap And Minutes - May 12, 2026 SHPOA

General Meeting

By Tina Eick, SHPOA Board

On May 12, 2026 the Shadow Hills Property Owners Association (SHPOA) held its general meeting at Tierra Del Sol at 7:05 pm. The meeting was well attended by our many neighbors throughout Shadow Hills. Pizza and cookies were provided by our Hospitality Committee - Betsy Kennedy, Cynthia Despres. Tina Eick welcomed neighbors and guests; and led in the Pledge of Allegiance. Eick introduced our guest speaker LAFD Ignatczyk along with Shadow Hills Deputy Arthur Javadyan from Council District 7 (CD7) and Olivia Hokr from State Senator Menjivar's office.

The agenda was highlighted by a well-informed presentation from LAFD Chief John Ignatczyk regarding fire season brush clearance requirements, recommendations and causes for fines and penalties. There were many questions from the neighbors regarding brush clearance infractions and contact information. For Brush Clearance inspections, contact Inspector Shane Weaver (818) 778-4924 or shane.weaver@lacity.org. To view your property parcel: fims.lafd.org

Following a lengthy question and answer period with the LAFD, Arthur Javadyan (CD 7) and SHPOA Carlos George (Traffic and Safety Chair) discussed the speeding issues on Sunland Blvd. Community efforts to control and reduce speed on Sunland Blvd, has become a top priority for the neighbors. AB 43 was passed which allow local governments to lower speed limits by 5 miles on streets in their jurisdiction. The SHPOA membership voted to support lowering the speed limit on Sunland Blvd to 40 mpg. (See article AB 43 in this newsletter by Carlos George). Arthur (CD 7) reported that Wornum and Sunland Blvd. did not qualify for a signal. The city determined that there were not enough accidents or tickets to qualify. Some of the neighbors pointed out that LAPD has not regularly patrolled Sunland Blvd for the last few years; and many accidents are no longer written up, making the criteria for a streetlight predictably unachievable. The problem with accidents, street take-overs and speeding on the boulevard continues to be a major concern to Shadow Hills ... and we will continue to offer solutions and work with the various city departments to actuate resolutions.

Shadow Hills Radio Station KPBJ reported that they have leased office space at the corner of Wheatland

(Continued next column)

SHPOA GENERAL MEETING

Tuesday, July 14, 2026

Tierra Del Sol, 9919 Sunland Blvd., Shadow Hills

Summer Social

Pie A-La-Mode

And Sing-a-long

6:00-8:00 PM

(Please note earlier time start)

On the lawn at Tierra Del Sol

With live music from the band Thirty Three and a Third, comprised of three very talented Shadow Hills residents: Fletcher Beasley, Thom Despres and Sedley Jensen ... Featuring Guitars, saxophone, flute, mandolin and great voices (think "California Girls") ... And we get to sing-a-long!

Pies will be provided by YOU ALL (for which we are sincerely grateful). Last year we enjoyed some really amazing pies! SHPOA will provide the ice cream.

Please SIGN UP to bring your PIES
And please bring your pie-serving utensil

SHPOA will provide 3x5 display cards for
you to describe your pie

TO VOLUNTEER TO BRING A PIE
Please call/text Betsy Kennedy, SHPOA
Hospitality
559-593-0010

(Continued)

and Sunland Blvd.

Last month SHPOA reached out to local artists in the Daily Fodder to submit their renderings for a revised SHPOA logo. Cindy Bloom, SHPOA Newsletter Format Editor, presented the logo entries at the meeting. The membership voted for the logo designed by local artist, Cat Koon! Congratulations Cat! Please see the newsletter article "Cat Koon, Shadow Hills Logo Winner". The logo is to be used on new SHPOA merchandise including shirts, hats mugs, stationery, etc. Go to our website www.shpoa.

(Please see "Recap" on p. 3)

2025 SHPOA Board Members

(if no email is listed, please send to board@shpoa.us)

Executive Officers

President: Tina Eick
board@shpoa.us

Vice President: Jacqy Gamble

Executive Secretary: Susan Wong

Recording Secretary: vacant

Treasurer: Michael Stein

Membership: Thom Despres

Appointed Officers

Land Use: Bill Eick

Equestrian and Trails: Rosey Payne (Liaison)

Neighborhood Watch: Vacant

Daily Fodder and
Lost/Found Pets Susan Wong
shpoa@shpoa.us

Webmaster: Michael Stein
webmaster@shpoa.us

Traffic Safety Coordinator Carlos George

Newsletter Editor and
Article Collection: Tina Eick
board@shpoa.us

Newsletter Advertising Michael Stein
webmaster@shpoa.us

Newsletter Design/Layout: Cindy Bloom

Hospitality: Betsy Kennedy, Cynthia Despres, Jenny
Freund, Pam Nesmith

Historian: vacant

SHPOA's Mailing Address: P.O. Box 345, Sunland, CA 91041

SHPOA's E-mail Address: shpoa@shpoa.us or
board@shpoa.us

Website: www.shpoa.us

Senior Lead Police Officers:

Sunland/Shadow Hills/LVT Wilcer Godoy
36495@lapd.online 818-634-0705

Sun Valley/Shadow Hills West Eric Perez
38338@lapd.online 818-634-0755

LAPD Foothill Div. Front Desk
818-756-8861

Foothill Trails District Neighborhood Council (FTDNC)

www.ftdnc.org

President: Kevin Davis
president@ftdnc.org

Shadow Hills Rep: Gerardo Barrientos

("Recap" cont'd from p. 1)

[us](#) and tap on Shop to review the many options! SHPOA Michael Stein, Treasurer submitted the following financial report:

BANK OF AMERICA	
Checking Total	\$14,758.62
SHPOA portion	\$14,428.42
SAFE Portion	\$330.20
Savings/Trails	\$6,015.93
;	
TOTAL CASH ON HAND	\$20,774.55
LESS RESTRICTED FUNDS	
(SAVINGS) - Equestrian	
Committee \$1550.00	-\$6,015.93
LESS SAFE PORTION	-\$330.20
NET UNRESTRICTED	
SHPOA CASH BALANCES	\$14,428.42

The meeting adjourned at 8:58 pm.



Dear Neighbor,

Protecting our community's equestrian heritage requires adapting policies that support the needs of horse owners and ranchers. I submitted two motions to ensure equine communities throughout the City are top of mind as it relates to horse keeping properties, more commonly designated as K-Overlay Zones. I'm leading efforts to modernize outdated regulations that create unnecessary barriers for those who live in designated equine keeping districts.

Horsekeeping isn't just about land use—it also requires adequate storage for essential equipment and supplies. However, current zoning laws only allow large storage containers on industrial and commercial properties, leaving many ranches in equine keeping districts without a viable storage solution. I'm working in partnership with the Los Angeles Department of Building and Safety (LADBS) and the Planning Department to change this regulation and introduced legislation so that shipping containers can be used for equine-related storage on residential properties in equine keeping districts. This change will provide ranchers with a secure, cost-effective way to store feed, tools, and other necessary supplies.

The next motion I submitted relates to ADU building and how that affects horse pads in our neighborhoods. State law has allowed Accessory Dwelling Units (ADUs) on residential properties since 2017, but evolving regulations have unintentionally created conflicts with existing and future horse pads in equestrian neighborhoods. Current state-mandated rules on ADUs take precedence over local zoning, limiting where horse structures can be placed. I'm working with city departments to resolve these conflicts and establish clear guidelines that ensure property owners can continue to build and maintain horse pads while complying with ADU regulations.

(Please see "Dear Neighbor" on p. 3)

("Dear Neighbor" cont'd from p. 2)

I remain committed to protecting our equestrian communities and ensuring that our policies reflect the unique needs of our residents. My team and I will keep you updated on these important initiatives as they move forward. If you have any questions please don't hesitate to contact my office.

Councilwoman Monica Rodriguez
Council District 7, 818-352-3287



Cat Koon, Shadow Hills Logo Winner
By Tina Eick, SHPOA Board

Shadow Hills Property Owners Association (SHPOA) is proud to announce the winner of the SHPOA Logo design contest is our own Cat Koon! At the last General Membership meeting the membership voted for the beautiful design submitted by Cat. She clearly captured what makes our community so unique ... and which is so important to protect, when she stated:

"The logo design is everything I love about Shadow Hills, in the early morning or late evening there is such dramatic lighting on the hills and mountains. I wake up hearing roosters and I love seeing people ride their horses, and hearing the peacocks at sundown. Just about everyone has a dog, so I had to put one in. I had no idea that there is such a magical neighborhood in such a big city."

SHPOA extends our sincerest thanks to Cat for her creative contribution to the community. She has successfully expressed the very essence of Shadow Hills - all in a perfectly designed logo. Additionally, many thanks to Cat, along with the Logo Committee comprised of Betsy Kennedy, Cindy Bloom, Michael Stein, and Susan Wong, who spent more than 40 hours setting up the "SHPOA Shop" on-line. Go to our website www.shpoa.us and tap on Shop to view the many options on sale - t shirts, hats mugs, etc

About the artist:

Starting as a graphic artist for News in Denver, Cat freelanced for several stations.

Wanting to work more in the Entertainment business as a graphic artist, the single mom moved to Los Angeles with her kids and ended up in the Sunland-Tujunga area in the late 1980s. Blind trust in fate, she did not know anyone in LA. By 1990, she worked as a painter on a movie called Mom and Dad Save the World. She worked on other films and in television on shows like Dancing with the Stars, Young and the Restless, General Hospital, Jimmy Kimmel Live and The Academy Awards. You may have seen her work on Rose Parade Floats (1997-2003), Tomorrowland in Disneyland and the Indiana Jones Ride. Living in Tujunga, one of her desires was to live in Shadow Hills and that became true in 2011 when she and her husband bought their dream home. Finding the group of locals artists that also

(Please see "Cat" on p. 4)

Shadow Hills Property Owners Association

SHPOA

Membership Form

Shadow Hills area residents, it's always time to join SHPOA! We are here for you!

Your support and participation are vital to the preservation of our rural community.

Membership only = \$30

Newsletter only = \$10 (non-Shadow Hills area)

Donations are always gratefully received.

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Benefits and Value of SHPOA Membership

Preserve Country Lifestyle

- ✓ Fight for code enforcement to protect residential zoning
- ✓ Provide legal counsel and referrals
- ✓ Expand trail system, open space and wildlife corridors
- ✓ Support equestrians and equestrian organizations
- ✓ Advocacy with government and law enforcement agencies
- ✓ Assisting families impacted by fires or other natural disasters

Protect Public Safety, the Environment and Property Values

- ✓ Initiate Neighborhood Watch groups
- ✓ Liaison to local police and fire departments
- ✓ Assist animal health and care
- ✓ Reduce speeding, unsafe driving and trash truck traffic
- ✓ Community beautification and clean-ups
- ✓ Partner with real estate community
- ✓ Leading the fight to defeat the high speed train proposals

Promote Shadow Hills

- ✓ Market unique lifestyle and real estate properties
- ✓ Conduct SHPOA membership drives
- ✓ Hold general member meetings with guest speakers, helpful information and entertainment
- ✓ Bi-monthly newsletter
- ✓ Daily email outreach and information
- ✓ Website information
- ✓ Special events and signage

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SOLD!

("Cat" cont'd from p. 3)

are the folks that work so hard to make Shadow Hills the wonderful place it is, has been the best part! Cat still works part time as a graphic artist for ABC's General Hospital, putting more time into her fine art. She paints pet portraits, people portraits, sea scapes, land scapes in oils and pastels. She does accept commissions. You can see her work www.catherinekoon.com.



Special Spirit Ranch News
By Eva Lund, Resident

Summer at the ranch has a rhythm all its own, and this one has been full of new faces, big personalities, and the kind of moments that remind you why this place is so special.

Let's start with the news everyone has been waiting for: the kid goats are here!

Mama Rascal did not have an easy time of it. Her firstborn, Pippa Long Stockings, came into the world with one leg not presenting forward and needed a little help making her entrance. But don't feel too sorry for her — Pippa arrived full of life and already knowing she is a very pretty girl. Seven minutes later, Rascal's second born, Memes, followed. Sweet, cuddly, and destined to be someone's perfect pet. Then there is Mama Rue, young and calm and completely unfazed, who delivered her two boys entirely on her own. Flip is lively, affectionate,

(Please see "Spirit" on p. 5)

(**"Spirit"** cont'd from p. 4)

and has appointed himself king of the crew. Felix matches him in energy but balances it all out with a serious love of naps. Four kids, four personalities, and absolutely zero shortage of entertainment.

Goat milk will be available in July — text 323-661-3090 to confirm.

We also welcomed some wonderful new horses to the barn. Dougie, a Dutch Warmblood owned by boarder Sasha, has already made friends with our miniature horses and, after a proper introduction, has decided the alpacas are just fine too. Instructor Liz brought her two horses, Pal, a gorgeous palomino quarter horse, and Midnight, a stunning Friesian-Mustang mare. Both are settling right in and seem very happy with their new surroundings. We are so glad to have them.



Our volunteers have been nothing short of amazing this summer. Evelina came to us with little horse experience and has become one of our most valued team members. She stepped right up during lessons, learned quickly, and handled the horses with real confidence and care. She also happens to be a talented artist, and it is not unusual to find her quietly sketching the horses during turnout. We love that she brings her whole self here.

Alex has been with us for a while now, and this summer she made it official: horses are her calling. She is heading back to school to become an equine massage therapist. Watching a volunteer discover

(Continued Next Column)



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(Continued)

a new path through their time at the ranch is one of our greatest joys.

On the program side, we held our first Gentle Yoga on the Deck of the season and look forward to more evenings like it throughout the summer. We also launched Horse Curious, a new program for adults who have always wanted to spend time with horses but never quite found the door in. And later this summer, we are proud to be hosting Horses in the Hood, a wonderful nonprofit bringing their summer camp to our ranch.

As always, thanks to our neighbors and friends in Shadow Hills for your warmth and support.

The Special Spirit Team



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GOT MERCH?

Why YES, YES WE DO!

SHPOA HAS SET UP SHOP!

By Susan Wong, SHPOA Board

SHPOA is excited to launch our new online store, featuring quality merchandise at affordable prices. T-shirts, caps, and mugs are available with our new SHPOA LOGO. Enjoy FREE shipping on every order and show your support for the community you love.

Shop today, wear your SHPOA pride, and help support your favorite community organization!

Go to our website: shpoa.us, and click on "shop" (in the bar across the top of the webpage on a computer, and in the menu icon - three horizontal lines - on your phone somewhere on the website)

A VERY BIG thanks to our LOGO committee...Cindy Bloom, Betsy Kennedy, Cat Koon, Michael Stein, and Susan Wong. From the LOGO contest, to finding a merch website, to picking out the merchandise, to designing where the LOGO will go on each item and getting it on each item (!), to connecting the merchandise website to our shop on the SHPOA website...Many MANY hours went into this effort.

A SPECIAL THANKS to Cat Koon who designed the LOGO and then stepped up to set up the merchandise and place the logo on each item and write each of the blurbs. Again - a lot of hours!



Street Takeovers: A Dangerous Threat to Public Safety
By Carlos George, SHPOA Board

Illegal street takeovers continue to be a growing problem throughout Los Angeles. These events occur when large groups of drivers block intersections or roadways to perform dangerous stunts, burnouts, and high-speed maneuvers. While some view these gatherings as entertainment, the reality is that street takeovers pose a serious risk to public safety.

During the midnight hours of May 31, a street takeover reportedly occurred at the intersection of Wheatland Avenue and Sunland Boulevard. Evidence of the event can still be seen in the numerous tire marks left throughout the intersection. In addition, nearby residents and a local business reportedly captured footage of the incident on residential and commercial surveillance cameras. These recordings may help document the extent of the activity.

Participants and spectators are often standing only a few feet away from vehicles traveling at high speeds. In recent years, people have suffered severe injuries and fatalities when drivers lost control and crashed into crowds. Emergency vehicles can also be delayed

(Please see "Street" on p.7)

("Street "cont'd from p. 6)

from reaching people in need when intersections are blocked.

If you hear or witness a street takeover in progress, do not approach the area. For your safety and the safety of others, call 911 immediately and report the location. Prompt reporting can help law enforcement respond quickly and potentially prevent injuries or loss of life. Timely reporting also helps create an official record of these incidents and can assist investigators when video evidence is available.

Street takeovers are not harmless events—they are dangerous situations that put drivers, spectators, residents, and first responders at risk. Working together as a community, we can help keep our neighborhoods and streets safe.



Traffic Safety Law - AB 43
By Carlos George, SHPOA Board

Summary of California AB 43 (Traffic Safety Law)

Assembly Bill AB 43 is a California law that gives cities and local agencies more flexibility to lower speed limits for safety reasons, instead of relying almost entirely on the old "85th percentile rule." AB 43 was signed into law in 2021 and expanded for implementation through 2024. (LegiScan)

Before AB 43 California traditionally used the:

"85th Percentile Rule". Speed limits were largely based on:

The speed at which 85% of drivers naturally travel.

This often caused:

- "Speed creep"
- Higher posted speeds over time
- Difficulty lowering speeds on dangerous roads
- LADOT and other cities sometimes had to raise speed limits even on unsafe streets. (safetrec.berkeley.edu)

What AB 43 Changed:

AB 43 allows cities like Los Angeles Department of Transportation (LADOT) to consider:

- Safety
- Crash history
- Vulnerable road users
- Roadway design
- Community activity - not just driver behavior. (San Rafael)

Key Powers which AB 43 Gives to Cities:

1. Lower Speeds by an Additional 5 MPH. Cities may reduce speeds beyond the normal engineering survey result when safety concerns exist such as:

- Areas with frequent pedestrian activity
- Safety corridors
- School zones

(Please see "**AB 43**" on p.8)

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("AB 43 cont'd from p. 7)

- High Injury Corridors
- Roads with dangerous geometry or visibility issues (safetrec.berkeley.edu)

2. Prevents "Speed Creep"

Cities may:

- Keep existing lower speed limits
- Restore previous lower speed limits, instead of automatically raising them after a speed survey. (safetrec.berkeley.edu)

3. Create 20 MPH or 25 MPH Zones

Cities can establish lower limits in:

- Business/Commercial districts
- Residential areas
- Safety corridors
- School-adjacent areas (LegiScan)

4. Focus on Vulnerable Users

AB 43 specifically allows consideration of:

- Children
- Seniors
- Pedestrians
- Cyclists
- Persons with disabilities (San Rafael)
- Why AB 43 Matters for Sunland Blvd

Our corridor argument fits several AB 43 factors:

AB 43 Factor	Sunland Blvd
Speed-related safety concerns	x
Curves / limited visibility	x
Residential/School access	x
Potential safety corridor	x
Injury crash history	x
Road geometry concerns	x

This means:

LADOT can justify lowering the speed limit and adding safety treatments even if the 85th percentile speed is high.

Important Limitation

AB 43 does not let cities arbitrarily set any speed they want.

They still need:

- Engineering & Traffic Survey (E&TS)
- Supporting safety findings
- Compliance with California Vehicle Code rules (safetrec.berkeley.edu)

LADOT's Current Use of AB 43

Los Angeles Department of Transportation has already used AB 43 to:

- Reduce speeds on over 177 miles of Los Angeles streets
- Reverse previous speed increases
- Support Vision Zero safety goals (Los Angeles Department of Transportation)
- Bottom Line On AB 43:

AB 43 gives California cities more authority to lower speed limits based on safety—not just how fast drivers

(Please see "AB 43" on p.9)

("AB 43" cont'd from p. 8)

choose to go.

It is one of the strongest tools available today for:

- Vision Zero areas
- High Injury Network corridors
- Dangerous curve corridors
- Neighborhood traffic calming
- Preventing fatalities before they occur.

To help illustrate the concern, a simple graphic (below) shows how the current speed zones transition through Shadow Hills. While the graphic does not include all street names, it demonstrates that the 45 MPH zone essentially begins and ends within the Shadow Hills community.

A driver traveling on a roadway posted at 40 mph typically develops a sense of the road's "normal" operating speed based on traffic flow, roadway width, visibility, and surrounding conditions. When that same roadway transitions into a 45 mph zone without major visual or physical changes to the environment, many drivers psychologically interpret the roadway as becoming safer or designed for faster travel. As a result, drivers often accelerate beyond just the posted increase of 5 mph, especially if the roadway feels open and uninterrupted. In practice, this can lead to operating speeds that rise well above 45 mph due to momentum, driver perception, and the natural tendency to match or exceed the pace of surrounding traffic.

Currently:

Sunland Blvd is posted at 40 MPH just before the Chivers / Stonehurst area.

- The speed then increases to 45 MPH through the Shadow Hills corridor.
- After passing La Canada Way, the speed returns to 40 MPH and continues toward the freeway for several blocks before eventually transitioning into a 35 MPH zone.

This creates a situation where drivers naturally accelerate through the Shadow Hills portion of Sunland Blvd, despite the roadway geometry, curves, residential and school access points, and overall safety concerns present within the corridor.



Solar & Your LADWP Bill —
What You Really Need to Know
By Carlos George, SHPOA Board

As more homeowners and businesses across Los Angeles invest in solar energy, many are asking the same question: "Why is my electric bill not zero?" The answer lies in how the Los Angeles Department of Water and Power (LADWP) calculates solar usage, credits, and charges. Understanding this system can help you make smarter decisions—and avoid costly surprises.

How Solar Billing Works

LADWP uses a system called Net Energy Metering (NEM). With solar, your property both uses electricity from the grid (especially at night), and sends excess

(Please see "Solar" on p.10)

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Gilbert Marquez

("Solar" cont'd from p. 9)

solar power back to the grid during the day. At the end of each billing cycle, LADWP calculates your net usage: electricity used minus solar energy produced equals the net amount billed. If you produce more than you use, you receive credits. If you use more than you produce, you pay the difference.

The Key Factor: Time-of-Use Rates

Not all electricity is valued the same. Daytime energy, when solar produces most, has a lower value. Evening peak energy has a higher cost. This means you often sell power at a lower rate and buy power back at a higher rate. So even if your solar system generates a lot of energy, your savings depend heavily on when you use electricity, not just how much you produce.

What's Included in Your Bill

Your LADWP bill typically includes energy charges for power you use from the grid, solar credits for power you send back, the net balance between the two, and fixed and non-bypassable fees.

Important: You Will NOT Have a Zero Bill

One of the biggest misconceptions about solar is the idea of eliminating your electric bill entirely. Even with a well-sized system, you will still receive a bill from LADWP. Certain costs remain no matter what, including grid maintenance and infrastructure, public service programs, and administrative charges. Most customers also still rely on the grid during evenings, cloudy days, or peak demand periods. Solar reduces your bill, but it does not eliminate your connection to the utility.

Is Solar Still Worth It?

Yes, but only if you approach it the right way. Solar is no longer just about producing electricity. It's about managing when you use it.

Solar provides the greatest value when you use more electricity during the daytime, have high current LADWP bills, plan to stay in your property long-term, and consider adding battery storage to use solar power at night.

Solar may not perform as expected if most of your usage happens at night, your system is oversized, or you expect a zero-dollar bill without batteries.

The New Solar Strategy

It's not just about how much energy you produce. It's about when you use it. The most successful solar users size their system correctly, shift usage to daytime hours, and use battery storage when possible.

Final Takeaway

Solar can significantly reduce your electric costs, help protect against rising utility rates, and increase energy independence. However, your bill will not go to zero, and solar credits are not always equal to

(Please see "Solar" on p. 11)

("Solar" cont'd from p. 10)

what you pay for electricity.

Before installing solar—or if you already have it—take time to review your usage patterns and billing details. Because with LADWP, timing isn't just important—it's everything. For most homeowners, a properly sized solar system typically has a payback period of approximately 5 to 10 years, depending on installation costs, energy consumption, and future utility rates. Considering that quality solar systems generally have an expected lifespan of 20 to 30 years, many customers can enjoy years of reduced energy costs after recovering their initial investment.

Solar can still be a worthwhile investment, but understanding your utility's billing methodology before making a purchase is essential to maximizing your long-term return.



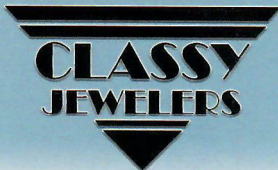
Using Less Water, Paying More:
Why Are Los Angeles Water
Bills Skyrocketing?

By Carlos George, SHPOA Board

Many Los Angeles residents have noticed a troubling trend: even when their water usage stays the same—or decreases—their monthly water bills continue to rise.

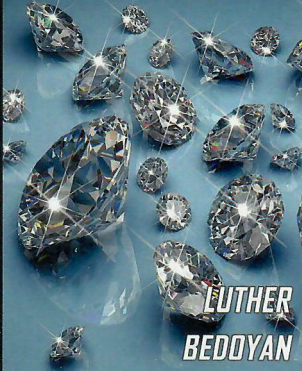
Water is a necessity, not a luxury. Yet many families, seniors, and small businesses are finding

(Please see "Water" on p. 12)



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("Water" cont'd from p. 11)

it increasingly difficult to keep up with the growing cost of this essential service.

What's Driving the Increase?

Aging Infrastructure

Los Angeles maintains thousands of miles of water pipes, pumping stations, reservoirs, and treatment facilities. Much of this infrastructure is decades old and requires expensive repairs and replacement.

Imported Water Costs

A significant portion of Los Angeles' water comes from Northern California and the Colorado River. Transportation, environmental regulations, drought conditions, and water rights issues continue to increase costs.

Government Mandates

State and federal regulations require ongoing investments in water quality testing, treatment systems, conservation programs, and environmental compliance.

Tiered Water Rates

Many residents are surprised to learn that water is often billed using a tiered rate structure. Under this system, the first block of water usage is charged at one rate, while additional usage is charged at progressively higher rates. This means that a small increase in water consumption can sometimes result in a disproportionately larger increase in the monthly bill.

Many homeowners question whether the tier thresholds accurately reflect the needs of larger families, multi-generational households, or properties with landscaping requirements.

Rising Operational Costs

Like other utilities, water agencies face increasing expenses for labor, electricity, fuel, equipment, insurance, and construction materials.

Are Water Meters Always Accurate?

Another concern frequently raised by residents involves water meter accuracy. While most water meters are generally reliable, customers occasionally report sudden spikes in usage that seem inconsistent with their actual water consumption.

Questions residents should consider include:

- How often are water meters tested and calibrated?
- What procedures exist to verify a meter's accuracy?
- What should customers do if they suspect an incorrect reading?
- How are estimated readings handled when meters cannot be accessed or read?

(Please see "**Water**" on p. 13)

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("Water" cont'd from p. 12)

Residents who experience unusual increases in their bills should carefully review their water usage history and contact their water provider to request an investigation if necessary.

Questions Every Resident Should Ask

- How much of my bill pays for water and how much goes toward fees and infrastructure projects?
- What projects are currently being funded through rate increases?
- Are tiered rates fair for all households?
- What protections exist for seniors and low-income residents?
- How can customers verify the accuracy of their water meters?

Transparency Matters

Every resident deserves clear answers about how water rates are determined and how public funds are being spent.

As water costs continue to rise, greater transparency, accountability, and public participation are essential to ensure that Los Angeles residents receive fair and reliable service at a reasonable cost.

Water is one of life's necessities. Residents have the right to understand every dollar on their bill.



The Gross Receipts Tax in Los Angeles: Why Businesses Pay and Why Accountability Matters By Carlos George, SHPOA Board

Every business operating within the City of Los Angeles is familiar with one annual requirement: the Business Tax, commonly referred to as the Gross Receipts Tax. Whether you own a small family business, a retail store, a professional service company, or a large corporation, the city requires businesses to report their gross receipts and pay taxes based on their business activities.

But many business owners ask an important question: Why is this tax imposed on businesses, and where does the money go?

What Is the Gross Receipts Tax?

The Los Angeles Gross Receipts Tax is a business tax based primarily on the revenue a company generates. Unlike income taxes, which are based on profits, gross receipts taxes are calculated from the total amount of business income received before expenses are deducted.

This means that businesses may owe taxes regardless of whether they made a profit during the year. The tax applies to most businesses operating

(Continued)

within Los Angeles city limits, although rates and classifications vary depending on the type of business activity.

Why Does the City Impose This Tax?

The City of Los Angeles relies on business tax revenue to help fund essential city services, including:

- Police and public safety services
- Fire protection and emergency response
- Street maintenance and repairs
- Traffic management and transportation programs
- Parks and recreation facilities
- City administration and regulatory services
- Economic development programs

City officials argue that businesses benefit from these public services and infrastructure, making the business tax one method of sharing the cost of maintaining the city.

The Burden on Small Businesses

While large corporations may have extensive resources to absorb additional taxes and fees, many small business owners feel the burden more directly. Businesses already face sales taxes, property taxes, payroll taxes, workers' compensation costs, regulatory fees, utility costs, and permit and licensing fees.

Adding a gross receipts tax can create challenges, particularly during periods of inflation, economic uncertainty, or declining sales. Many business owners argue that taxing revenue rather than profits can place additional strain on companies that are struggling financially.

The Accountability Question

Perhaps the most important issue is accountability. Businesses contribute millions of dollars annually to city revenues. As taxpayers, business owners have a right to ask how these funds are being spent, whether city services are improving, whether roads are being maintained, and whether taxpayers are receiving value for the taxes they pay.

Transparency is essential for maintaining public trust. When businesses see deteriorating streets, increasing crime, growing homelessness, or declining city services, they naturally question whether tax dollars are being managed effectively.

Businesses Deserve a Voice

Businesses are more than taxpayers—they are employers, investors, and economic engines that create jobs and opportunities throughout Los Angeles. Many business owners believe that city

(Continued Next Column)

(Please see "**Gross Receipts**" on p. 14)



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"FAILING to Plan is Planning TO FAIL!" - Ben Franklin

("Gross Receipts" cont'd from p. 13)

leaders should regularly provide clear and detailed reporting showing revenue collected from business taxes, specific projects funded by those revenues, performance measurements for city programs, and long-term plans for improving services.

Greater transparency can help strengthen confidence that tax dollars are being used responsibly and efficiently.

Looking Forward

The debate over Los Angeles' Gross Receipts Tax is likely to continue. Supporters view it as a necessary source of revenue for city services, while critics argue it places an unfair burden on businesses and discourages economic growth.

Regardless of one's position, most people agree on one principle: If businesses are required to pay taxes, city government should be equally responsible for demonstrating how those dollars are spent and what results are achieved. Accountability, transparency, and responsible stewardship of taxpayer money are not optional—they are essential to maintaining trust between businesses and the city they help support every day.



Time Again For Trash Talk
By Shadow Hills Resident

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The Bureau of Sanitation in Los Angeles (LASAN) is responsible for the collection and removal of all our solid materials and waste in the City of Los Angeles from our homes and businesses. We thank them for their work.

LASAN's rules are there to help us be considerate of our neighbors, the workers at LASAN, and our environment.

FIRST: SEPARATE WHAT YOU THROW AWAY.

Under California law (SB 1383), all residential properties must separate food scraps and food-soiled paper from trash (black bin). Clean recyclable items must also be separated from trash. The goal is to keep food waste out of landfills and turn it into compost that supports California agriculture and reduces greenhouse gas emissions.

Organic waste (food, soiled paper, yard clippings) used to make up half of the waste sent to landfills. Without oxygen in a landfill, this waste generates methane—a potent short-lived climate pollutant roughly 80 times more powerful than carbon dioxide at trapping heat in the atmosphere. Decomposing organic matter in landfills also emits particulate air pollutants, which can contribute to respiratory issues such as asthma.

If your blue bin (recycling) or green bin (organics) contains the wrong materials (contamination), the truck crew may leave the bin uncollected or

(Please see "Trash" on p. 15)

("Trash" cont'd from p. 14)

tag it as contaminated. Some advanced facilities do mechanically sort the contents of the blue bin to recover recyclable commodities, but anything placed in the black "residual waste" bin is sent directly to the landfill. The goal is to have no organic matter in the landfills.

Failing to separate trash, organics, and recycling in Los Angeles violates state law and can lead to escalating fines of \$50 to \$500 for residents and businesses. So, throwing food scraps in the black bin or placing incorrect items in the green organics bin is illegal. While officials prioritize education, persistent contamination can result in citations starting at \$50 and reaching up to \$500 per violation.

The BLACK bin is for NON-FOOD and NON RECYCLABLE ITEMS ("residual waste") such as garden hoses, cloth/fabric, sealed containers of fats/oils/grease, animal waste (in tightly tied bags), crockery; film, foam; treated wood and wood products; used sanitary products, disposable diapers and plastics marked 3 or 4.

The GREEN bin is for ORGANIC waste such as: food scraps (produce, meat, eggs, dairy, coffee grounds); food soiled paper products (greasy pizza boxes, used napkins, paper towels, used coffee filters); yard waste (cut grass, leaves, tree limbs, flowers); used Kleenex, and clean UNTREATED wood.

The BLUE bin is for recyclable items, such as: all clean paper (newspaper, envelopes, magazines, cartons, phone books, flyers, etc.); cardboard & corrugated boxes; clean glass bottles & jars; aluminum cans; washed tin & metal food cans; plastics marked 1, 2, or 5 (jugs, bottles, tubs, containers); aluminum foil & trays. All materials must be clean and dry. Please secure lids on items when possible.

The BROWN bin is for horse manure and stable bedding. If you require one, please call 1-800-773-2489. There is a nominal fee for this service.

SECOND: BE CONSIDERATE OF YOUR

(Continued Next Column)

(Continued)

NEIGHBORS, especially if your bins are placed in front of someone's else's house (often the case with homes up on Shadow Hills' many private roads).

Containers should be placed at the curb by 6 AM on the day of collection.

- Containers should be removed off the public street no later than 8 PM on the day of collection. If you can't remove them that day, remove them the next day as soon as you can. No one should have to look at your bins for days.

- Do NOT put so much in a bin that you can't close the top all the way. Rats, crows and ravens quickly get into your waste and strew garbage all over our streets. (And, if that happens, put on some gloves and pick up the waste on the street from your bins.)

THIRD: HOW TO EASILY GET DAMAGED BINS PARTS REPLACED OR THE BIN ITSELF REPLACED. Trash Collection can be rough on bins. Broken bins are unsightly and allow rats, crows and ravens more access to trash and organic waste and result in more garbage on our streets.

If you have broken bins: call LA Sanitation & Environment's 24-hour Customer Service center at 1-800-773-2489.

- Request the repair or replacement. You will need:

- Name on the Account
- Your address on the account
- Where the bins are located on collection day (if you live up a private road, give them address on the public street where the trash bins are placed for collection)
- The bin number (located on the front of the bin). Take a picture with your phone so you have the bin number when you call.

- They will tell you what day to leave the bin out for repair or replacement.



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Next SHPOA Meeting: Tuesday, July 14, 2026, 6 pm

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Community Calendar

- Foothill Trails District Neighborhood Council (FTDNC)**
- 4th Tuesday, Every Month 7 p.m.
 - Lakeview Terrace Recreation Center
 - www.ftdnc.org
- FTDNC Land-Use Committee meeting (currently inactive)**
- 1st Thursday, Every Month 7 p.m.
 - Via Zoom (see www.ftdnc.org calendar)
- FTDNC Equestrian Committee meeting**
- 2nd Thursday, Every Month 7 p.m.
 - Via Zoom (see www.ftdnc.org calendar)
- FTDNC Public Safety Committee meeting**
- 2nd Tuesday, Every Month 6 p.m.
 - Lakeview Terrace Recreation Center
- LAPD Community Coffee Time**
- 1st Thursday, Every Month 9:00 a.m.
 - SVANC Office, 8720 Sunland Blvd., Sun Valley
- Hansen Dam Park Advisory Board**
- LAST Tuesday, Every Month 7 p.m.
 - Hansen Dam Horse Park Club
- ETI C20**
- 1st Monday, Every Month
 - Nikki Ahten, 818-489-6527
 - ETINational.com

Key Community Locations & Contact Info

All Nations Church: 10000 Foothill Blvd., Lake View Terrace
Bolton Hall: 10110 Commerce Ave., Tujunga (818-352-3420)
Lake View Terrace Recreation Center: 11075 Foothill Blvd., Lake View Terrace
Shadow Hills Presbyterian Church: (Johanna/Sunland Blvd. intersection); Pastor Doug Nason (818-353-2500)
Stonehurst Park: 9901 Dronfield, Stonehurst/Shadow Hills (818-767-0314)
Stonehurst Elementary School: 9851 Stonehurst Ave., Sun Valley (818-767-8014)
Tierra del Sol: 9919 Sunland Blvd., Shadow Hills (818-352-1419)
Village Christian School: 8930 Village Ave., Sun Valley (818-767-8282)
City of LA North Valley Neighborhood City Hall/Office: Council Member Monica Rodriguez, District 7, 7747 Foothill Blvd., Tujunga, CA 91042, (818-352-3287)

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For Sep-Oct 2026 Newsletter: Aug 13th

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