Frequently Asked Questions

On behalf of Forestar Chatsworth, LLC and the entire Deerlake Ranch team, we would like to reach out to you regarding the proposed new sewer line that we will be constructing on behalf of the Twin Lakes property owners. We have noticed that you have not signed your easement yet and we would like to provide you with some additional information regarding this important community improvement. Please see the FAQ below and do not hesitate to contact us with questions.

**Is Forestar Chatsworth, LLC committed to building the Twin Lakes sewer, as outlined in the conditions of approval for the project?**

Yes, we are absolutely committed to undertaking this vital infrastructure improvement and building sewers for the Twin Lakes community.

The Forestar team is developing a strategy to obtain all outstanding easements in anticipation of construction of the Twin Lakes sewers, as agreed to by the original developer during project approval by the Board of Supervisors.

**Who is paying for the construction of the Twin Lakes sewer?**

Construction of the Twin Lakes sewer will be 100% the responsibility of Forestar Chatsworth, LLC. No public or tax dollars, assessments, or contributions by Twin Lakes property owners will be used in the construction of this sewer line. This is a community benefit provided by the Deerlake Ranch project and Forestar Chatsworth, LLC.

**Once the Twin Lakes sewer is constructed, will homeowners be required to connect? And if so, at whose cost?**

The current County policy does not require residents of Twin Lakes to connect to the sewer unless their current septic system is failing, they are building a new home, or undergoing an addition to an existing home.

Costs associated with hooking up (voluntary or otherwise) to the sewer line are the responsibility of the homeowner. However, for further information on the matter please contact the County of Los Angeles Department of Public Works or or Jarrod DeGonia, Senior Field Deputy for County Supervisor Mike Antonovich’s office at (818) 993-5170 or jdegonia@labos.org.

**What happens if you cannot obtain the remaining easements, will the sewers still be constructed?**

Under the conditions of our project entitlements, the County has given Forestar Chatsworth, LLC a mechanism to obtain all the necessary easements. It is our intent to do everything we can to obtain the remaining easements by continuing to work closely with Twin Lakes leadership, as they have been extremely helpful on this matter and are responsible for obtaining many of the easements we already have in hand. Simply put, we will do everything we can to make sure the process is easy for residents.

**When does Forestar Chatsworth, LLC anticipate construction of the Twin Lakes Sewer Line will be complete?**

The completion date of the Twin Lakes sewer line will be determined by when all the necessary easements are obtained and recorded. Additionally, the conditions of approval also stated that the sewer is to be constructed prior to the occupancy of the 192 home. As of this date, half of the easements have been recorded.

**What are the benefits of sewer over septic systems?**

Once connected to the sewer system homeowners are not directly responsible for the system’s maintenance, nor is “pumping” necessary. Failure and contamination resulting from a compromised septic system are no longer issues when connected to the sanitary sewer system.

**How will the future Deerlake Ranch development and construction of a Twin Lakes Sewer line impact my home value?**

The investment and improvements associated with the Deerlake Ranch project and providing Twin Lakes access to a sanitary sewer are likely to increase area property values. Additionally, given the demand in Los Angeles for single-family homes within close proximity to freeways, area home values continue to rise.

**How do I sign-up to record an easement and/or get more information?**

Please contact Forestar Chatsworth, LLC Kristen Keipert directly, at (818) 614-3799 or email her at kristenk@foremostcompanies.com to set up an appointment.

Also, feel free to contact the Twin Lakes Property Owners Association at (818) 341-4554 or visit them at http://www.twinlakespoa.com/sewerproject.html to learn more.