

PA FIRST NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION

The First Neighborhood News is published by the First Neighborhood Property Owners Association 31830 Village Center Rd., Westlake Village, CA 91361 (818) 889-0632

Vol. XXXIX No. 112 April 2016

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, April 20, 2016 at 7:00 p.m. in the Community Center Cardroom. The May meeting will be held Wednesday, May 18, 2016 at 7:00 p.m. for those of you who can not attend the April meeting. All homeowners are invited to attend.

Off Leash Dog Information

With your April billing statement, all owners received a letter regarding the numerous complaints received about loose dogs on the Greenbelt. These incidents have resulted in residents being bitten or knocked down, small dogs being attacked sustaining severe injuries, and neighbors who are either afraid of dogs or in some cases are allergic to dogs that no longer feel that they can freely walk on our Greenbelt. The First Neighborhood Board of Directors wishes to address this situation by reminding everyone that the Greenbelt is a shared common space not a neighborhood dog park. It is incumbent upon all of us to follow the law and keep all dogs leashed at all times. Enforcement is accomplished through Los Angeles County Animal Control as well as the Association's CC&R's.

Please take the time to read the notice. If you have a tenant in your home, make sure they receive the notice as well. It is posted on the Association website, www.firstneighborhood.org under the tab for Newsletters & Notices.



Beautiful Home ~ 31750 Bainbrook Court

Announcing 2016 First Neighborhood Spring Cleanup!

Saturday, May 14, 2016

8 – 12 noon (or until full)

Bennett Park parking lot

31800 Village Center Rd, Westlake Village

Need to clean out the garage or attic? Bring your refuse to the First Neighborhood Spring Cleanup on Saturday, May 14, 2016.

Dumpsters will be available and staffed from 8-12 noon or until the dumpsters are full. Once the dumpsters are full the event will be over. To ensure everyone has the opportunity to participate, please limit your refuse to 5 bags/bundles or 5 oversized items.

The following items are not allowed in the dumpsters:

Hazardous waste, dirt, industrial waste, chemical products, oil filters, herbicides & pesticides, radioactive material, solvents, paint, other flammable liquids, aerosol cans, propane tanks, motor oil, transmission oil/lubricating/hydraulic oil/oil filters, contaminated oils (mixed with solvents, gasoline, etc.), antifreeze, appliances, petroleum-contaminated soil/lead paint chips, tires, batteries, computers, monitors, televisions, microwaves, fluorescent tubes, railroad ties, medical waste, asbestos, animals, barrels, all liquids.

This event is being sponsored by fellow First Neighborhood resident, Amy Gulbrandsen of Berkshire Hathaway HomeServices, the First Neighborhood POA and the City of Westlake Village. Questions? Please call Amy Gulbrandsen at 818-665-6089.

The Sheriff's Department Community Tips

Fraud Prevention Tips

Place the contents of your WALLET on a photocopy machine; copy both sides of each I.D. card/license, credit card, etc. Therefore if there is a theft or loss, you will have the account numbers and phone numbers handy to call and report them stolen or lost. Keep the photocopies in a safe, secure place where they are accessible to you only. Make sure the copies do not get into the wrong hands.

We have all heard horror stories about frauds committed on victims using their names, addresses, social security numbers, credit cards, etc. Imagine having your wallet stolen and within a week the bandit(s) ordered an expensive monthly cell phone package, applied for a credit card, had a credit line approved to buy a computer, received a PIN number from the Department of Motor Vehicles to change your license information online, and more.

Here is some strategic information to limit the damage caused in case this happens to you or someone you know.

1. Pull out those handy copies you made.

Community Center Calendar of Events April - May 2016		
APRIL 2016		
Saturday 2	Party	9:00 a.m.
Wednesday 6	Girl Scouts	2:30 p.m.
Thursday 7	Girl Scouts	2:30 p.m.
Friday 8	Cotillion	4:00 p.m.
Saturday 9	Party	9:00 a.m.
Wednesday 20	Architectural First Neighborhood HOA Meeting	7:00 p.m. 7:00 p.m.
Thursday 21	Girl Scouts	2:30 p.m.
Thursday 17	Girl Scouts	2:30 p.m.
Thursday 28	Meeting	4:00 p.m.
Saturday 30	Party	9:00 a.m.
MAY 2016		
Thursday 5	Girl Scouts	2:30 p.m.
Saturday 14	Spring Clean-up	8:00 a.m. - 12:00 p.m.
Wednesday 18	Architectural First Neighborhood HOA Meeting	7:00 p.m. 7:00 p.m.

2. Report your credit cards stolen immediately.
3. File a police report immediately in the jurisdiction where it was stolen. This proves to credit providers you were diligent and is a first step toward an investigation, if one is needed.
4. This next one is perhaps most important: Call the three NATIONAL CREDIT REPORTING ORGANIZATIONS immediately to place a fraud alert on your Name and Social Security number. This will alert companies that are checking your credit that your information was stolen and it flags those companies to contact you by phone to authorize any new credit. If you do not do this as soon as possible after the theft you allow the thieves time to cause the most damage.

The three NATIONAL CREDIT REPORTING ORGANIZATIONS numbers are Equifax: 1-800-525-6285, Experian (formerly TRW): 1-888-397-3742, Trans Union: 1-800-680-7289, Social Security Administration (fraud line) 1-800-269-0271.

Additional Tip: Do not leave anything of value in plan view inside your vehicle.

If you have any questions, please contact Deputy Shawn Brownell at (818) 878-5506.



Westlake Village Places of Worship



St. Jude's Catholic Church (818) 889-1279
Fr. Jim Stehly
32032 Lindero Canyon Rd. - Westlake Village, 91361

St. Paul Lutheran Church,
MO Synod (818) 889-1620
Matthew Nolte, Pastor
30600 Thousand Oaks Blvd. - Agoura, 91301

Temple Adat Elohim..... (805) 497-7101
Rabbi Andrew Straus
2420 E. Hillcrest Dr. - Thousand Oaks, 91362

The Church of the Epiphany (818) 991-4797
(Episcopal)
Rev. Melissa McCarthy
5450 Churchwood Dr. - Oak Park, 91377

The Calvary Community Church (818) 991-8040
Shawn Thornton, Pastor
5495 Via Rocas - Westlake Village, 91362

Conejo Valley
Congregational Church (805) 381-0484
Dave Clack, Pastor
750 Erbes Road - Thousand Oaks, 91362

Westminster Presbyterian Church... (818) 889-1491
Rev. Dr. Richard H. Thompson, Pastor
32111 Watergate Road - Westlake Village, 91361

United Methodist Church
of Westlake Village (805) 497-7884
Rev. Dr. Gary Alan Dickey, Pastor
1049 Westlake Blvd. - Westlake Village, 91361

Church of Jesus Christ of
Latter-Day Saints..... (818) 991-2550
La Venta at Watergate - Westlake Village, 91361

First Church of Christian Scientist... (805) 495-3203
305 Conejo School Road - Thousand Oaks, 91362

New Hope Lutheran Church..... (818) 889-8700
Craig Beeker, Pastor
29295 Agoura Road - Agoura Hills, 91301

Temple Etz Chaim..... (805) 497-6891
Rabbi Richard Spiegel
1080 Janss Road - Thousand Oaks, 91362

REFERENCE INFORMATION FOR HOMEOWNERS First Neighborhood Property Owners Association

Homeowners and Architectural Committee meetings are held the 3rd Wednesday of each month at 7:00 p.m. at the Community Center. Your attendance is most welcome at all regular meetings. The Architectural Committee requests your applications for review and approval of all exterior modifications to your home or landscaping (reroofing, tree removal, etc.) Newsletter deadline is the 3rd Monday of each month. Please submit information in person, by phone or mail to the Community Center.

For Emergencies Or Problems:

Police (Sheriff)	911 (Emergency) or 818-878-1808; 818-991-0522 (fax)
Fire/paramedics	911 (Emergency) or 818-889-1122; 818-889-1626 (business)
Animal Control	818-991-0071
Gas Leaks	1-800-427-2200
Electrical Power Loss	1-800-611-1911
Broken Water Main	818-251-2100 (Las Virgenes Water Dist.)
Telephone Repair	611
Las Virgenes Water Dist.	818-251-2100
Vector Control Rodents	626-430-5450
Mosquitoes	310-915-7370

For General Information:

Community Center Office	818-889-0632 (8:30 - 12:30 pm, Mon.-Fri.)
Manager - The Emmons Company	805-413-1170 (8:30 am - 5:30 pm, Mon.-Fri.)
City Hall	818-706-1613
Health Dept.	818-880-3409
LA County Health & Human Service Program	211

To Report Common Area Problems:

Continuously Running Sprinklers:	
On City Property (Cul-de-Sacs, Medians, Park)	818-706-1613 (9 am - 5 pm, Mon.-Fri.)
On First Neighborhood Property (Greenbelts Only)	818-889-0632 (8:30 am-12:30 pm, Mon.-Fri.)
Lights Out On Greenbelt:	Customer Service 1-800-655-4555
Community Center Alarm:	Aid Alert Security 818-991-6002

Board of Directors:

Sophie Brown - President
Kelly Ray - Treasurer
Tony D'Amore - Secretary
Bill White - Member-At-Large

Architectural Committee:

Todd Spiegel
Jane Heiting
Janie McKay
Rich Shin
Michael Harris

Greenbelt Committee:

Robin Hirsch, Chairman (818) 822-7091
Bruce Gruver
Allisyn Cashdan

Notes



Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • February 17, 2016

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, February 17, 2016 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Sophie Brown called the meeting to order at 7:04 p.m.

Members Present and Constituting A Quorum

Sophie Brown, President
Kelly Ray, Treasurer
Tony D'Amore, Secretary (arrived late)
Bill White, Member-at-Large

Others Present

Todd Spiegel, Architectural Committee
Robin Hirsch, Greenbelt Committee
Jenn Kestenbaum, Summer Camp Director
Sharon Howard, Recording Secretary
Tish Matthews, Association Manager

Homeowners Present

There were three homeowners present at the meeting.

Homeowner Comments

A homeowner whom is a local realtor discussed with the Board her interest in sponsoring a community clean up for the neighborhood. After reviewing the proposal the Board stated it would be better to have the event just one/two days instead of over a four month period. The Board stated the parking lot does not belong to the Association therefore permission would have to be granted by the City. The homeowner stated she will look into this and get back to the Board.

Two homeowners who live on Wolsey Court addressed the Board regarding the gate at Freedom Square. The homeowners reported during the weekend several cars are parking on the street. There was a discussion on looking into locking the gate again and placing a sign on the gate that reads residents only.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported the street naming plaques will start to be installed by the end of next week and should only take one day for installation. Robin Hirsch also discussed completing a letter informing residents of the leash laws and the CC&R's violation. The Board asked that the drafted letter be reviewed at next month's Board meeting prior to being mailed out.

The Board reviewed the bid from Treescapes to trim the Eucalyptus trees in the greenbelt that are a possible hazard due to their tendency to drop branches and their sizes. Jerry Monahan found 12 Eucalyptus trees in the greenbelt that needed limb reduction. The total cost is \$2,090.00.

MOTION – A motion was made by Tony D'Amore to approve the Treescapes bid for the Eucalyptus tree trimming in the amount of \$2,090.00. Motion was seconded by Kelly Ray and passed unanimously.

Summer Camp Report

Jenn Kestenbaum reported on the Summer Camp. Ms. Kestenbaum reported on the California wage increase to \$10 an hour. To offset these costs Jenn Kestenbaum recommended a weekly rate increase of \$10. The Board agreed. A new website has also been designed at www.fndcamp.com where families can register online. New banners and car magnets have been ordered to help with advertising. Ms. Kestenbaum went over the camp schedule she has planned for the upcoming summer.

MOTION – A motion was made by Kelly Ray to increase the Summer Camp weekly rates by \$10. Motion was seconded by Tony D'Amore and passed unanimously.

Architectural Report

Todd Spiegel reported for the Architectural Committee. Mr. Spiegel stated there has been a steady flow of applications submitted. The committee was in agreement to be proactive and look for violations prior to the walkthrough.

The following applications have been approved by the architectural committee:

#0104	4550 Wolsey Court	Block Wall
#0131	32011 Watergate Court	Paint, Gate
#0220	31971 Doverwood Court	Tree Removal
#0228	31950 Doverwood Court	Tree Removal, Wall
#0448	4341 Hartfield Court	Fence
#0479	31724 Bainbrook Court	Patio, Posts & hardscape
#0514	4215 Abbingdon Court	Tree Removal

Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the January 20, 2016 Regular Minutes. Motion was seconded by Bill White and passed unanimously.

MOTION – A motion was made by Bill White to approve the January 20, 2016 Executive Minutes for personnel matters. Motion was seconded by Tony D'Amore and passed unanimously.

Financial / Delinquency Report

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of January 31, 2016 is \$687,828.80. Currently income is slightly under budget as is typical for January. All other expenses are on target.

MOTION – A motion was made by Sophie Brown to approve the January Financials. Motion was seconded by Bill White and passed unanimously.

MOTION – A motion was made by Tony D'Amore to approve the January Delinquency Report. Motion was seconded by Kelly Ray and passed unanimously.

Old Business

Tish Matthews reported she is waiting to hear back from the City regarding the 2015-2016 beautification grant application. The Board also discussed the monument wall letters for freedom square and chose a font which should be fabricated in the next few weeks.

New Business

The Board discussed several large free items that homeowners are leaving in front of their property. Sophie Brown asked that a reminder be placed in the upcoming newsletter regarding this violation.

The Board discussed the recommended soil test bid from Gorian & Associates prior to the pool deck replacement. After reviewing the soil test bid, the Board asked Todd Spiegel for recommendations to obtain an additional report. Mr. Spiegel will contact Tish Matthews with another vendor or two.

Community Center Applications

The following applications for the use of the Community Center were reviewed and approved.

Name	Event	Date
Non-Resident	Party	04/09/16
Non-Resident	Party	08/13/16
Non-Resident	Party	11/26/16

There being no further business the meeting adjourned at 8:32 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine April Checklist

Planting

Bedding Plants. Replace fading cool-season annuals with heat lovers like celosia, dahlias, marigolds, petunias, salvia, verbena, and vinca. Sow some taller annuals for cut flowers, too. Cleomes, cosmos, sunflowers, and zinnias are particularly easy.

Crops. Start beans, corn, cucumbers, eggplant, lima beans, melons, okra, peppers, pumpkins, squash, tomatoes, and other warm-season crops. Delay planting two to four weeks in the high desert; frost is still a possibility. Coastal gardeners can also continue planting quick-maturing, cool-season crops like leaf lettuces, radishes, spinach, and chard.

Insectary Plants. Beneficial insects like parasitic wasps help keep pests away from your vegetables. Adult beneficial insects eat nectar and pollen, but their voracious young eat aphids, scale, and other undesirables. Flat topped flowers like scabiosa, Shasta daisies, strawflowers, and yarrow are particularly welcome to beneficials.

Maintenance

Continue Fertilizing. Fertilize trees, shrubs, ground covers, perennials, turf grasses, and other permanent ornamentals not fed last month. Once they stop blooming, feed azaleas and camellias with an acid-based fertilizer. Don't forget house plants. They're growing again and need food too.

Wait to trim bulbs. If you want flowering bulbs to bloom next year, don't be in a hurry to clip yellowing leaves. The bulbs are still gathering nourishment from them for next year's flowers.

Watch for chlorosis. In early spring, camellias, citrus, gardenias, hibiscus, and



other plants often show signs on iron deficiency. If leaves turn yellow while the veins remain green, treat the plant with chelated iron according to package directions.

Pest Control

Watch for fire ants. Imported red fire ants made an unwelcome appearance in Southern California late last year. To report an infestation of these ants, or to request a brochure on dealing with them, call the California Department of Food and Agriculture hotline at (800) 491-1899. For more information, also check out the Web site at www.cdffa.ca.gov.

Stop the ant parade. If you see ants (other than red fire ants) parading up the trunks of plants such as citrus, chances are there feeding on the honeydew secreted by aphids or scale insects. Stop the parade with a sticky barrier of Tanglefoot or set out traps containing boric acid.

Approved Architectural Applications

- 0134 32035 Watergate Court
Remodel
- #0286 31759 Kentfield Court
Remodel
- #0410 4411 Beaconsfield Court
Driveway
- #0495 31717 Dunraven Court
Landscape/Tree Removal
- #0547 4358 Deerpark Court
Windows
- #0574 4324 Hartfield Court
Solar
- #0659 4210 Beaucroft Court
Gate

Rental of First Neighborhood Community Center

Do you have a wedding or special party coming up this year? This is a reminder that as a First Neighborhood resident, you're entitled to rent the Community Center for your personal and social events and may reserve the facility one year prior to your event. If you would like to use the Center and would like more information, call Sharon Howard at (818) 889-0632 or drop by the office Monday-Friday from 8:30 a.m. - 12:30 p.m. after hours you may leave a message on the answering machine and your call will be returned the following weekday.

Welcome Neighbors

These new residents have recently moved into our First Neighborhood and we welcome them. As new residents and members of the First Neighborhood Property Owners Association, you should call the Community Center office (818) 889-0632 if you have any questions regarding your new home or neighborhood.

*Matthew & Theresa
32028 Foxmoor Court*



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www.firstneighborhood.org

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DATED MATERIAL

Greetings from FNDC!!

Hi FNDC families! March flew by in a flash, which means early bird registration is almost over. Get your registration in before April 9th to guarantee the summer's lowest rate! Jelly Bean will be at Bernice Bennett Park on Saturday, April 9th from 10-1 to answer any questions and help with registration!

You can also visit our booth at the Westlake Village Street Fair on Sunday, April 10th! The 10th also starts our reduced rate registration which lasts until May 14th.

I hope all you FNDC families have been having a great school year and a restful spring break. Summer will be here before we know it!

Jelly Bean

Ducks in your Pool

Living in an area with nature all around gives pool owners a unique problem. Surprise visits from ducks admiring the crystal clear pool water. Even the pool at the Community Center has these unwelcome visits. A pool service person recommended making your pool look occupied to discourage the ducks from landing. Anything from pool noodles to blow up swans from the pool supply store will help discourage ducks. Try it, it works!

Large Free Items

We have noticed several large free items being left out on the street. This is a violation of the First Neighborhood CC&R's, Section 3.01-K, Trash. Please remember you can contact your trash company who allows two large pick-ups per year and help keep the neighborhood beautiful!

Newsletters and Board Meeting Agendas

Please be advised that all current monthly newsletters and board meeting agendas are posted on the bulletin board in front of the Community Center each month.