

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

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Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, September 16, 2015 at 7:00 p.m. in the Community Center Cardroom. All homeowners are invited to attend.

Welcome New 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.

*Beatrice, 4319 Baronsgate Court
Chad & Jeana, 4531 Coolhaven Court
Colin & Darya, 4435 Regents Court
Joakim, 32001 Wallington Court*

Election Of Directors

We had 3 candidates for 2 open seats. Following are the election results:
Number of ballots cast: 242
Number of abstentions: 0
Tony D'Amore Elected
Don Miller Elected

Trash Can Reminder

We are seeing several trash cans being brought out earlier than 5:00 p.m. the day before trash collection and being left out. It is the homeowners responsibility to make sure their cans are out of sight by midnight the day of collection and not visible from the street. Remember failure to comply could result in a monetary penalty. To preserve the beauty of First Neighborhood please bring in your cans. Thank You!



Beautiful Home ~ 4326 Crownfield Court

Summer Camp Farewell

Hi FNDC Families!

The month of July flew by, but was filled with so many exciting days! We had some of our favorite weeks - Survivor week and Color Wars - and favorite field trips - Pump it up, the movies, the beach and bowling! Our campers fully embraced the FNDC spirit and have been loving their summer days here.

The past 8 weeks have flown by faster than any of us could have imagined! It has been a truly amazing summer with so many highlights - from field trips, to petting zoos, to all camp competitions! This summer's staff was incredible and helped make FNDC the memorable place it has become over the past 48 years.

This was my first summer as the Director of FNDC, and I have to say, it was a blast! Seeing the campers smiling and having fun made every day! Thank you for all of the memories! I can't wait to make more next summer!

Jelly Bean Jenn

CC&R's /Storage Pod Information

We have seen several storage pods in the neighborhood and wanted to clarify the rule about them. Pods are not allowed for storage on your property or in the street. They fall under the CC&R's, Article III, Section 3.01-G. Trailers, Boats and Motor Vehicles:

"No mobile home, trailer of any kind, permanent tent or similar structure and no truck camper or boat shall be kept, placed, maintained, constructed, reconstructed, or repaired, nor shall any motor vehicle be constructed, reconstructed, or repaired, upon any lot or street within any Single Family Area in such a manner that such structure, trailer, camper, boat or vehicle shall be visible from neighboring property; provided, however, that the provisions of this paragraph shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with the construction of any work or improvement approved by the ARCHITECTURAL COMMITTEE."

If exterior work is planned for your home you must submit an architectural application along with a request for a storage pod if needed. If you need a storage pod to move, you may have it in your driveway for no longer than 48 hours to load or unload.

The Sheriff's Department Community Tips

PARENTS: ONLINE SAFETY TIPS

Talk with your children about the benefits and risks of internet and wireless phone use.

Ask your children what they do online, what games they play, and what web sites they visit. Make sure they aren't playing violent video games.

Go online with your children. Have them show you what they do online.

Make a list of any web sites you find that you think your children will enjoy, and share the list with them.

Make a list of any web sites you think are inappropriate, and tell your children not to visit them or purchase parental control software from a commercial vendor.

Agree with your children on rules about what they can and cannot do online, when they can go on the internet, and how long they can stay. Keep the computer in a central area of the house where you can observe your child's behavior.

Agree to a contract for family cell phone use with your child.

Ask your children whom they visit online and whom they email or text.

Set limits on how many messages or how much money children can spend on their wireless use each month.

Tell your children never to give out personal information, such as their real names, school names, or their home or school address.

Tell your children never to harass anyone online.

Community Center Calendar of Events August - September 2015

AUGUST 2015

Sunday 2	Party	9:00 a.m.
Saturday 8	Party	9:00 a.m.
Saturday 15	Party	9:00 a.m.
Saturday 22	Party	9:00 a.m.
Thursday 27	Meeting	4:00 p.m.
Saturday 29	Party	9:00 a.m.

SEPTEMBER 2015

Saturday 5	Party	9:00 a.m.
Tuesday 8	Meeting	9:00 a.m.
Friday 11	Cotillion	4:00 p.m.
Wednesday 16	Architectural/First Neighborhood HOA Meeting	6:30 p.m./7:00 p.m.

Being bullied online or in a text message is serious; make sure your children know they can come to you for help if this happens to them.

Tell your children never to send a picture of someone to another person by email or text message without the prior permission of that person.

Make sure your children know that if anything online or in a text message makes them feel uncomfortable, they can come to you and tell you about it.

Make sure your children know that if they feel uncomfortable with something they receive online or by text message, or that



they are in trouble because of something that happened online, that they can come to you for help. Remember, your children may need help, and penalties such as removing the computer or restricting access to a wireless device can be counterproductive. If your children come to you, listen to them and don't judge them.

If you have any questions, 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 Barry Diamond
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:

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

Architectural Committee:

Todd Spiegel
Al MacDonald
Janie McKay
Rich Shin

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 • June 17, 2015

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, June 17, 2015 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Brad Halpern called the meeting to order at 7:08 p.m.

Members Present and Constituting A Quorum

Brad Halpern, President
Don Miller, Vice President
Kelly Ray, Treasurer
Sophie Brown, Secretary
Bill White, Member-at-Large

Others Present

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

Homeowners Present

There were three homeowners present at the meeting.

Homeowner Comments

A homeowner expressed her concern regarding the watering of the greenbelts and why they were so green. The homeowner then stated she read the article in the newsletter regarding the greenbelts being watered with recycled water and was pleased. The water district allows watering three times a week for recycled water.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported Bruce Gruver has a contact that develops plaques with a beveled edge which could be installed on the top of the walkways. There is an estimated 25 plaques needed for the greenbelt walkways. Mr. Hirsch will supply the Board with a prototype at the next meeting.

Architectural Report

Len Polan reported for the architectural committee. Mr. Polan introduced Todd Spiegel, a licensed architect to the Board and recommended Mr. Spiegel as his replacement on the committee. Todd Spiegel went over his background with the Board.

MOTION – A motion was made by Kelly Ray to appoint Todd Spiegel as the new architect for the committee. Motion was seconded by Don Miller and passed unanimously.

The Board thanked Len Polan for his contribution and consistency to the architectural committee.

Todd Spiegel discussed the home on Regents Court that has a drainage issue. After a lengthy discussion the Board agreed a letter be sent stating the proposed approval with conditions.

The following applications have been approved by the Architectural Committee:

Table with 3 columns: Application ID, Address, and Description. Includes entries like #0028 4518 Henley Court Tree Removal, #0052 4525 Yorkfield Court Landscape, etc.

Summer Camp Report

Jenn Kestenbaum, Summer Camp Director reported a lot of new families have signed up for camp and the first two weeks of camp are completely full. The first camp barbeque also went very well bringing in approximately \$500. The kids are having an amazing time. The Board thanked Jenn for all her hard work.

Management Report

Tish Matthews reported she is working on updating the website. This will also make it easier for the summer camp to post photos and make updates as needed. Tish

Matthews reported the potted plants have all been installed in front of the Community Center and the City has reimbursed the Association for their portion. Sophie Brown suggested more pots be ordered for the back of the colonnade to match the front.

MOTION – A motion was made by Kelly Ray to order six additional pots for the back of the colonnade. Motion was seconded by Sophie Brown and passed unanimously.

The Board asked management to look into reactivating the bids to repair the concrete around the community center pool.

Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the May 20, 2015 Regular Minutes. Motion was seconded by Don Miller and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the May 20, 2015 Executive Minutes for hearings. Motion was seconded by Bill White and passed unanimously.

Financial / Delinquency Report

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of May 31, 2015 is \$701,649.62.

MOTION – A motion was made by Sophie Brown to approve the May Financials. Motion was seconded by Kelly Ray and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the May Delinquency Report. Motion was seconded by Don Miller and passed unanimously.

Old Business

Tish Matthews supplied the Board with the contract from Pacific Construction regarding the beautification project for Freedom Square.

MOTION – A motion was made by Don Miller to approve the contract from Pacific Construction for the beautification project for Freedom Square. Motion was seconded by Sophie Brown and passed unanimously.

The Board reviewed the proposal from Aid Alert Security in the amount of \$3,446.75 to add 4 additional cameras behind the Community Center and pool area.

MOTION – A motion was made by Kelly Ray to approve the Aid Alert Security bid in the amount of \$3,446.75. Motion was seconded by Sophie Brown and passed unanimously.

New Business

The Board reviewed the two proposed paint bids for the Community Center and agreed the prices did not compare. Tish Matthews will contact the vendors to make sure the scope of work is correct on both.

The Board agreed there is a need to adopt a pool party rule. The purpose and effect of this new rule is to protect those using the pool and have proper insurance for the Association. Per civil code the membership has 30 days to comment on the proposed new rule before it takes effect. The rule is that all residents are invited to bring guests to use the Community Center pool when the resident is present. If the resident is planning to bring more than a few guests or have a small party, prior approval is necessary from the Board of Directors by submission of the Community Center use application. If you have more than 10 guests you will need to submit a certificate of insurance to the office. It should be noted however, that the pool is always open for use by all residents.

MOTION – A motion was made by Kelly Ray to adopt a pool party rule. Motion was seconded by Sophie Brown and passed unanimously.

Community Center Applications

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

Table with 3 columns: Name, Event, Date. Includes Resident Party 07/04/15, Non-Resident Reception 09/26/15, Non-Resident Party 12/19/15.

There being no further business the meeting adjourned at 8:56 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine

August Checklist

Planting

Cool-Season Annuals. Start seeds of calendula, Iceland poppies, nemesia, pansies, phlox, snapdragons, stock, and sweet peas in flats. (This is often the only way to obtain tall stemmed varieties or a large quantity of a single color.) By October - prime planting month - the seedlings will be ready to transplant into the garden.

Final Summer Crops. Coastal inland and low-desert gardeners can sow a final crop of beans and corn. Coastal gardeners can also set out transplants of eggplant, peppers, squash, and tomatoes for a fall harvest.

South African Bulbs. Freesias, ixia, sparaxis, and other South African bulbs - the best bulbs for naturalizing in Southern California's low elevations - begin appearing in nurseries this month. Shop early for best selection and plant immediately.

Winter Crops. Coastal, inland, and high-desert gardeners can start germinating cool-season vegetable seeds in flats. The seedlings will be ready to transplant to the garden in 6 to 8 weeks. Candidates include broccoli, brussels sprouts, cabbage, cauliflower, chard, collards, kale, lettuce, Oriental greens, peas, and spinach. Direct seed beets, carrots, and turnips, or start seeds in peat pots and transfer plants to the garden, pots and all.

Maintenance

Protect Against Brushfires. Santa Ana winds and dead vegetation are an inflammatory combination. In fire-prone area, begin removing all dead limbs and leaves from trees and shrubs, particularly those that grow near the house. Keep tall grasses and weeds cut down to stubble. Clear leaves from gutters, and remove woody vegetation growing against structures. For more information, contact your local fire department for literature on firescaping.



Groom Plants. Lightly trim plants that have grown tangy or leggy so they'll have time to put out new growth before winter. On perennials, watch for new basal growth; cut back spent flower stalks to just above this growth to shape plants. **Renew Mulch.** It insulates roots, helps retain soil moisture, discourages weeds, and enriches the soil when it decomposes. Apply ground bark or other material around plants through out the garden, forming a layer 3 to 4 inches deep. Keep it away from tree trunks and the crowns of plants.

Divide Bearded Irises. Dig up old, overgrown clumps of bearded irises, and divide the rhizomes with a sharp knife. Discard the woody centers. Trim the leaves of remaining rhizomes to 6 inches. Replant the divisions 1 to 2 feet apart.

Pest Control

Combat Lawn Grubs. Irregular brown patches in lawns may be caused by beetle larvae, which feed on grass roots. Pull up sections of dead turf and examine them. If you find grubs, treat lawn with parasitic nematodes, following label instructions.

Greenbelt News

When is enough, enough? The single most common complaint we get is the amount of dog excrement on the Greenbelt. We have explained over and over again that dog waste is a biohazard that has long term ramifications for our environment. When you walk away and leave it there, you are putting yourself, your dog, small children, and really the entire community at risk. The bacteria from that pile leeches into the ground and presents major health issues for anyone who comes in contact with it. This dangerous bacteria stays in the soil for two years.

To make it as easy as possible we now have eight bag dispensers dispersed throughout our Greenbelt system. All you need to do is grab a bag, pick up the pile, and carry it to a garbage can. For some even this is too much. The piles continue to be left as the pollution continues to escalate.

Twice this week while walking our dog, my wife and I came upon people walking away from their dog's excrement. We called it to their attention, picked it up ourselves and attempted to hand it to the guilty parties. All they could do was to give us a dirty look and walk away.

Well we don't feel we should take it anymore. These irresponsible people must be called out. The next time you catch someone in the act of polluting our Greenbelt, nicely let them know that it is not ok, that we all share this space, and that we are each responsible for doing our part to keep our Greenbelt clean. Perhaps if we all join forces and rise up as a community we can put a stop to this irresponsible and potentially health threatening behavior. It is time to act neighbors. Join us in this effort to keep our Greenbelt clean.

Reminder: Weekly Street Cleaning

The street cleaner comes every Thursday. So remember to get your cars off the street so the entire neighborhood can be cleaned. Thank you.



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DATED MATERIAL

The Grandparent Scam - Don't Let It Happen to You

You're a grandparent, and you get a phone call or an e-mail from someone who identifies himself as your grandson. "I've been arrested in another country," he says, "and need money wired quickly to pay my bail. And oh by the way, don't tell my mom or dad because they'll only get upset!"

This is an example of what's come to be known as "the grandparent scam"—yet another fraud that preys on the elderly, this time by taking advantage of their love and concern for their grandchildren.

The grandparent scam has been around for a few years—our Internet Crime Complaint Center (IC3) has been receiving reports about it since 2008. But the scam and scam artists have become more sophisticated. Thanks to the Internet and social networking sites, a criminal can sometimes uncover personal information about their targets, which makes the impersonations more believable. For example, the actual grandson may mention on his social networking site that he's a photographer who often travels to Mexico. When contacting the grandparents, the phony grandson will say he's calling from Mexico, where someone stole his camera equipment and passport.

For the complete article, use this link to www.fbi.gov

http://www.fbi.gov/news/stories/2012/april/grandparent_040212

Approved Architectural Applications

#0018	4516 Knightsgate Court	Landscape
#0093	4519 Coolhaven Court	Landscape, Paint, Front Entry
#0144	31707 Kentfield Court	Pool, Deck
#0190	32001 Wallington Court	Landscape, Paint, Windows, Garage Door
#0203	32000 Wallington Court	Paint, Garage Door
#0287	31767 Kentfield Court	Gate
#0318	31802 Tynebourne Court	Driveway
#0346	31912 Lyndbrook Court	Roof
#0443	4415 Yorkfield Court	Front Door, Garage
#0446	4353 Hartfield Court	Landscape
#0604	4421 Henley Court	Shade Cover Replacement
#0624	4418 Guildhall Court	Tree Removal, Landscape, Paint