

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. 110 February 2016

FNDC – A Message from Jenn Kestenbaum aka Jelly Bean

Hi FNDC families! Can you believe it's already that time of year? Yes, it's CAMP TIME! This year is FNDC's 49th birthday (50 is right around the corner)!

Last summer was amazing. We experienced new traditions, made the old traditions even better and filled our summer with laughter and lasting memories for campers and counselors.

This summer we are adding even more traditions. Of course, we will be continuing with the 2nd annual Color Run and the camper-favorite Messy Games Day; but we have even more in the works! Instead of trekking to Hurricane Harbor, our first field trip is going to be to Golf n' Stuff for hours of unlimited miniature golf, bumper cars, go-karts and arcade games. We are also adding BBQ Fridays, where parents can take a day off of packing lunch for their campers to enjoy a BBQ meal (hamburger/cheeseburger or hot dog, chips, & an ice-cold water) for only \$5!

Our schedule this summer is the traditional 8 weeks from Monday, June 13th to Friday August 5th. There will be no camp Monday, July 4th; but the remainder of that holiday week will be packed with awesome TV-inspired games, a field trip to Pump it Up and a special Friday afternoon visit from the Shave-It Truck! Registration information will be sent out this month, so be on the lookout! Until then, don't hesitate to call or email Jelly Bean at 818-889-4802 or fndcamp@gmail.com. You can also check out our new website: www.fndcamp.com (feel free to pass the excitement onto your friends!). Can't wait to see your smiling faces in June! "Jelly Bean" Jenn Kestenbaum



First Neighborhood Tree Trimming

Phase IV of the greenbelt tree pruning will begin March 17th, 2016. During their visit, they would greatly appreciate your cooperation in not parking under any trees and allowing them access to your property to clean up any fallen debris from HOA trees that overhang your property. If a tree overhangs your yard, please remove any breakable items near the tree. Their crews are very cautious however they like to be proactive and protect your personal items. If you would like your trees trimmed by TreeScapes, they are offering a 15% discount to the homeowners during their pruning visit. Please contact their office for a com-

plementary estimate. This is a contract between the homeowner and TreeScapes; costs, scheduling and communications.

For more information please contact Treescapes at 805-484-5849.

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, February 17, 2016 at 7:00 p.m. in the Community Center Cardroom. The March meeting will be held Wednesday, March 16, 2016 at 7:00 p.m. for those of you who can not attend the February meeting. All homeowners are invited to attend.

The Sheriff's Department Community Tips

HOME SECURITY - Invest In It Now

If you were locked out of your house, would you still be able to get in? Maybe you keep an unlocked window in the back, a hidden key in your mailbox or on top of a window ledge? You may think this is a good idea, but guess what? If you can break in, so can a burglar! One out of ten homes will be burglarized this year. For a small amount of time and money you can make your home more secure and reduce your chances of being a victim.

Many burglars will spend no longer than 60 seconds to try breaking into a home. Good locks -- and good neighbors who watch out for each other -- can be big deterrents to burglars.

Check The Locks

Did you know that in almost half of all completed residential burglaries, thieves simply breezed in through unlocked doors or crawled through unlocked windows?

Make sure every external door has a sturdy, well-installed dead bolt lock. Key-in-the knob locks alone are not enough.

Sliding glass doors can offer easy access if they are not properly secured. You can secure them by installing commercially available locks or putting a broomstick or dowel in the inside track to jam the door. To prevent the door from being lifted off the track, drill a hole through the sliding door frame and the fixed frame. Then insert a pin in the hole. Lock double-hung windows with key locks or "pin" windows by drilling a small hole into a 45 degree angle between the inner and outer frames, then insert a nail that can be removed. Secure base-ment windows with grills or grates. Instead of hiding keys around the outside of your home, give an extra key to a neighbor you trust.

When you move into a new house or apartment, re-key the locks.

Community Center Calendar of Events February - March 2015

FEBRUARY 2016

Friday 5	Cotillion	4:00 p.m.
Saturday 6	Party	9:00 a.m.
Wednesday 10	Party	9:00 a.m.
Saturday 13	Party	9:00 a.m.
Tuesday 16	Meeting	6:00 p.m.
Wednesday 17	Architectural First Neighborhood HOA Meeting	6:30 p.m. 7:00 p.m.
Thursday 18	Girl Scouts	2:30 p.m.
Saturday 20	Party	9:00 a.m.
Wednesday 24	Girl Scouts	2:30 p.m.
Thursday 25	Meeting	4:00 p.m.
Saturday 27	Party	9:00 a.m.
Sunday 28	Party	9:00 p.m.

MARCH 2016

Wednesday 2	Girl Scouts	2:30 p.m.
Thursday 3	Girl Scouts	2:30 p.m.
Friday 4	Cotillion	4:00 p.m.
Saturday 12	Party	9:00 a.m.

Check The Doors

A lock on a flimsy door is about as effective as locking your car door but leaving the window down.

All outside doors should be metal or solid wood. If your doors don't fit tightly in their frames, install weather stripping around them. Install a peep-hole or wide-angle viewer in all entry doors so you can see who is outside without opening the door. Door chains break easily and don't keep out intruders.

Check The Outside

Look at your house from the outside. Make sure you know the following tips:

Thieves hate bright lights. Install outside lights and keep them on at night. Keep your yard clean. Prune back shrubbery so it doesn't hide doors or windows. Cut back tree limbs that a thief could use to climb to an upper-level window.

HOME SECURITY - Invest In It Now
Clearly display your house number so police and other emergency vehicles can find your home quickly.

If you travel, create the illusion that you're at home by getting some timers that will turn lights on and off in different areas of your house throughout the evening. Lights burning 24 hours a day

signal an empty house.

Leave shades, blinds, and curtains in normal positions. And don't let your mail or newspapers pile up! Call the post office and newspaper offices to stop delivery or have a neighbor collect it.

Make a list of your valuables - VCR's, stereos, computers, jewelry. Take photos of the items, list their serial numbers and descriptions. Check with law enforcement about engraving your valuables through Operation Identification.

Ask local law enforcement for a free home security survey.

Consider An Alarm

Alarms can be a good investment, especially if you have many valuables in your home, or live in an isolated area or one with a history of break-ins.

Check with several companies before you buy so you can decide what level of security fits your needs. Do business with an established company and check references before signing a contract. Learn how to use your system properly! Don't "cry wolf" by setting off false alarms. People will stop paying attention and you'll probably be fined.

Some less expensive options . . . a sound-detecting socket that plugs into

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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 • November 18, 2015

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, November 18, 2015 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Sophie Brown called the meeting to order at 7:10 p.m.

Members Present and Constituting A Quorum

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

Members Absent

Don Miller, Vice President

Others Present

Todd Spiegel, Architectural Committee
Robin Hirsch, Greenbelt Committee
Sharon Howard, Recording Secretary
Tish Matthews, Association Manager

Homeowners Present

There were two homeowners present at the meeting.

Homeowner Comments

A homeowner expressed concern regarding the greenbelt trees adjacent to their home. The Board reviewed the letter dated November 6, 2015 from the homeowner and stated an arborist has been contacted to evaluate the trees. The Board thanked the homeowners for attending the meeting.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch stated the street plaques for the naming of the greenbelts have been ordered and should arrive within the month. Robin Hirsch also reported Jerry Monahan, Certified Arborist of Treescapes has been contacted regarding two separate tree issues within the greenbelt. Mr. Hirsch reminded the Board that all willow trees are trimmed yearly during the annual spring tree trimming.

Architectural Report

Todd Spiegel reported for the Architectural Committee. Mr. Spiegel discussed an application that was submitted and approved but seems there was some miscommunication on what was required. Mr. Spiegel will set up a meeting with the homeowner regarding clarification.

The following applications have been approved by the architectural committee:

#0140	32000 Watergate Court	Solar Panels
#0226	31962 Doverwood Court	Solar Panels
#0273	31720 Kentfield Court	Solar Panels
#0339	31800 Langspur Court	Solar Panels
#0393	31900 Foxmoor Court	Solar Panels

Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the October 21, 2015 Regular Minutes. Motion was seconded by Tony D'Amore and passed unanimously.

MOTION – A motion was made by Tony D'Amore to approve the October 21, 2015 Executive Minutes for legal and personnel. 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 September 30, 2015 is \$695,716.03. Overall income is over budget with expenses under budget.

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

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

Management Report

Tish Matthews reported she is waiting to hear back from the City Traffic Engineer regarding the scheduling of a special meeting to discuss the speed limit increase along Royal Glen and Village Brook Road.

Old Business

Tish Matthews also presented the proposed budget for 2016 for the Board to review.

MOTION – A motion was made by Kelly Ray to approve the 2016 Budget. Motion was seconded by Bill White and passed unanimously.

New Business

The Board directed management to move forward with the application for the City's 2015-16 Beautification Grant Program.

The Board reviewed the two proposals submitted from Treescapes. The Board discussed and approved the proposal for the Crownfield greenbelt which included root pruning and installing root shields.

The Board also discussed and approved the proposal for the Lyndbrook greenbelt which too included root pruning and installing root shields if needed.

MOTION – A motion was made by Kelly Ray to approve the Treescapes proposal for the Lyndbrook greenbelt property in the amount of \$265.00 to root prune and install root shields if necessary and not to exceed \$500. Motion was seconded by Tony D'Amore and passed unanimously.

MOTION – A motion was made by Bill White to approve the Treescapes proposal for the Crownfield greenbelt property in the amount of \$565 to root prune and install root shields. Motion was seconded by Kelly Ray and passed unanimously.

Correspondence

The Board reviewed a letter from a resident regarding a request for additional planting between the two properties and street side planting in which he disagreed. After a lengthy discussion the Board agreed to withdraw the required planting between the two properties but will still require the resident to plant along the street side of his property.

MOTION – A motion was made by Kelly Ray to approve withdrawing the requirement to plant between the two properties but will still require the applicant to plant along the street side of his property. Motion was seconded by Bill White and passed unanimously.

Community Center Applications

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

Name	Event	Date
Resident	Party	12/13/15
Resident	Party	02/13/16
Non-Resident	Party	04/02/16
Non-Resident	Party	06/25/16
Non-Resident	Party	08/27/16
Resident	Party	11/05/16

There being no further business the meeting adjourned at 8:10 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine February Checklist

Planting & Shopping

Bare-Root Plants. Shop soon for bare-root berries, fruit and shade trees, grapes, roses, plus perennial vegetables, including artichokes, asparagus, and horseradish.

Cool-Season Crops. In coastal and inland areas and the high desert continue to sow beets, carrots, celery, chard kale, lettuce, mustards, onions, peas, potatoes, radishes, spinach, and turnips, plus herbs like cilantro, chervil, and dill. Set out seedlings of cabbage-family vegetables, including broccoli and cauliflower.

Cymbidium Orchids. Blooming plants are most plentiful this month. One good place to shop is the Spring Orchid Fair at the University of California at Irvine Aeboretum (949-824-5833). Enjoy plants indoors while they're in bloom, then move pots outdoors.

Warm-Season Vegetables. In the low desert after midmonth, set out seedlings of eggplant, peppers, tomatoes, and other warm season crops, but be prepared to protect them with hot caps or row covers if a late frost threatens. In other areas, start seeds indoors for transplanting into the garden in six to eight weeks.

Spring Color. Set out bedding plants, including calendulas, dianthus, Iceland poppies, lobelia, snapdragons, stock, and sweet alyssum.

Summer Bulbs. Gladiolus corms are in good supply this month at nurseries. In coastal and inland gardens, get glads in the ground now so they'll bloom before thrips attach. Other summer blooming bulbs to plant now include crocosmia, dahlia, tigridia, tuberose, and tuberose begonia.



Maintenance

Dormant Pruning. Before new growth emerges, prune deciduous fruit and ornamental trees, grape and wisteria vines, roses, and summer-blooming shrubs. Wait to prune spring-flowering shrubs until after bloom. Also hold off on tropicals like hibiscus; it's too early to encourage growth.

Start Spring Feeding. Feed ground covers, shrubs, roses, perennials, and trees with a complete granular fertilizer or apply organic fertilizer such as well-rotted manure.

Water. If rains are light or sporadic, irrigate plants deeply. Keep seedbeds moist to encourage good germination, and water seedlings regularly until they get established.

Weed Control

Control Lawn Weeds. To prevent crabgrass and other annual weed seeds from germinating later this spring, apply a preemergent herbicide to lawns early this spring. If you prefer not to use a chemical herbicide, consider one of the corn gluten-based products such as Wow! (order from Gardens Alive; 812-537-8650).

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a light fixture and makes the light flash when it detects certain noises, motion sensing outdoor lights that turn on when someone approaches, or lights with photo cells that turn on when it's dark, and off when it's light.

Burglars Do More Than Steal

Burglars can commit rapes, robberies, and assaults if they are surprised by someone coming home or pick a home that is occupied.

If something looks questionable -- a slit screen, a broken window or an open door -- don't go in. Call the police from a neighbor's house or a public phone. At night, if you think you hear someone breaking in, leave safely if you can, then call police. If you can't leave, lock yourself in a room with a phone and call police. If an intruder is in your room, pretend you are asleep.

Guns are responsible for many accidental deaths in the home every year. Think carefully before buying a gun. If you do own one, learn how to store it and use it safely.

Tips Regarding Your Vehicles

Always lock your vehicles. Never keep any valuables in plain view, I.E., laptops, cell phones, brief cases, purses, etc. Don't leave your garage doors open.

There's More You Can Do

Join a Neighborhood Watch group. If one doesn't exist, you can start one with help from local law enforcement.

Never leave a message on your answering machine that indicates you may be away from home. Rather than saying, "I'm not at home right now," say, "I'm not available right now."

Work with neighbors and local government to organize community clean-ups. The cleaner your neighborhood, the less attractive it is to crime.



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PROPERTY OWNERS ASSOCIATION
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www.firstneighborhood.org

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DATED MATERIAL

Greenbelt News

Last Sunday we attended a memorial tree planting on the Greenbelt for our dear friend and longtime First Neighborhood resident Bob Raser. Bob had been a neighbor since the 1980's and when he passed we thought that a wonderful way to keep his memory alive would be to plant a tree on the Greenbelt in his honor. So we made some phone calls and sent some emails and easily raised the money. Treescapes very generously planted the trees at cost, so the total was only \$275. So there we were, about fifteen of us, just as the sun started peeking out through the storm clouds, honoring our friend.

First Neighborhood has a wonderful Commemorative Tree program. There are several different varieties of trees available for planting. We'll help you choose a spot that will be both close to your home and a place where the tree will thrive.

Of course, since this is a Commemorative Tree Program, you can also plant a tree to honor someone or to celebrate a joyous event in your life. Some parents plant trees when babies are born. It becomes a yearly photo op as the child grows as the tree grows. So, think about it. You get to honor a loved one and make the Greenbelt even more beautiful than it already is. Call Sharon at 818-889-0632 for more information.

Approved Architectural Applications

- #0054 4511 Yorkfield Court
Satellite Dish
- #0073 4517 Greengate Court
Solar Panels
- #0327 31919 Benchley Court
Landscape
- #0340 4200 Beaucroft Court
Driveway, Tree Removal
- #0484 31701 Greengate Court
Solar Panels
- #0490 31704 Dunraven Court
Fence, Wall, Gates
- #0607 4401 Henley Court
Solar Panels

City Council Meetings

If you are interested in attending City Council Meetings, they are scheduled the 2nd and 4th Wednesdays of each month at 6:30 p.m. at the City Hall. An agenda is also available to you the Friday before each meeting, which you can pick up at the City Hall. Get involved!

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.

*Andrew & Cristina, 3921 Trowbridge Court
Jennifer, 4511 Coolhaven Court
Todd, 4362 Deerpark Court*

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.