

# 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. XL No. 128 November 2017

## Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, November 15, 2017 at 7:00 p.m. in the Community Center cardroom. This will be the last meeting of the year. All homeowners are invited to attend.

## 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

*Jacek & Celia*  
3948 Royal Glen Road

*Samuel & Andrea*  
4525 Regents Court

*Westcliff Realty*  
31918 Richgrove Court

## Oak Tree Dead Wooding

Every two years the Association offers dead wooding service for privately owned oak trees at homes in the First Neighborhood according to the CC&R's. No other type of tree maintenance is provided.

The work is usually scheduled for the first quarter of the year when the greenbelt trees are trimmed. If your oak tree is in need of dead wooding please contact the First Neighborhood office and ask to be added to the 2018 list.

## 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!



## Vines on Greenbelt Walls

Many of the vines on the greenbelt walls are growing very well. They have reached the point where trimming is being done by our landscape contractor. The instructions to the contractor are (1) trim one block below the top for the slump stone walls or (2) if the wall is part of the structure, trim 2 or more blocks below the top. Recently there have been requests to allow the vines to go over the walls on to the inner side. These requests can be accommodated. If you desire the vines to grow over your greenbelt wall call the First Neighborhood office. The landscaper will refrain from trimming at the top of the wall.

## Greenbelt News

Animal Control's bicycle patrol is now active, so officers will be patrolling our First Neighborhood Greenbelt on wheels. They will be here in the morning, afternoon, or evening so for those of you who

treat the Greenbelt as your personal dog park be advised. You will be ticketed. The fines begin at around \$100 and go up with each conviction. This is a county code violation that could also require a court appearance.

We have written many times about the why. Over the years we have had many, many complaints from neighbors about loose dogs on the Greenbelt. Some people are highly allergic. Contact with a dog can cause anything from itching and watery eyes to a trip to the emergency room. Others are simply afraid of dogs, so having a loose dog run towards them is terrifying. The bottom line is that our Greenbelt is a common area that is open to the entire First Neighborhood. We, as good neighbors, must be respectful of this right.

Please keep your dog on leash and the leash in your hand at all times, or be prepared to pay the consequences.

# The Sheriff's Department Community Tips

## What to do about annoying telephone calls



The Los Angeles County Sheriff's Department is concerned when you or your family are disturbed due to violations of the law. Annoying telephone calls are among the most irritating, infuriating and frightening of these violations. The information contained in this letter will assist you in dealing with annoying telephone calls.

Experience has shown that nuisance calls can come from almost anyone. These calls are not only originated by strangers but in rare instances they may come from close acquaintances, neighbors or fellow employees. The great majority of these calls come from a relatively small group of people. This group is often comprised of unsupervised youngsters, misguided or frustrated people and the mentally ill. Generally, these calls are placed at random, with no particular victim in mind. If you should receive such a call, a good

rule to follow is to give the caller no satisfaction; he will usually give up after one or two attempts and try someone else.

Abusive, harassing or obscene calls are by far the worst. The originators of these calls are attempting to infuriate and terrify you. The caller may remain silent for a little while. When you receive this type of call, don't give the caller a chance to get started. Hang up! Remember, that these types of callers want you to react. If a caller makes any obscene or suggestive remark, hang up. The caller would like nothing better than to hear you ask who he is or what he wants.

Here are some things to keep in mind should you be the recipient of anonymous calls.

1. Always use the telephone on your terms: not those of the caller. Don't

talk to anyone unless you want to.

2. Make the caller identify himself. When a voice asks, "Who is this?" Don't tell him, instead ask, "What number did you call?" If the call isn't legitimate, that very likely will end it.
3. Instruct your children (and their babysitter) never to talk on the phone to anybody they don't positively recognize. An innocent comment like "Daddy's out of town" could be helpful to a burglar. Teach them to ask for the number so somebody can call back later.
4. If it's the kind of caller who remains silent after you answer, hang up. Some want to listen, just to see what you'll do; particularly to see if you'll get angry. It isn't much fun listening to a dead line.

## Community Center Calendar of Events November-December 2017

### NOVEMBER 2017

Thursday 2	Girl Scouts	2:30 p.m.
Friday 3	Cotillion	4:00 p.m.
Tuesday 7	Girl Scouts	2:30 p.m.
Saturday 11	Party	9:00 a.m.
Tuesday 14	Girl Scouts	2:30 p.m.
Wednesday 15	Architectural/First Neighborhood HOA Meeting	7:00 p.m.
Thursday 16	Meeting	4:00 p.m.
Saturday 18	Party	9:00 a.m.
Tuesday 21	Girl Scouts	2:30 p.m.
Thursday 23	Party	9:00 a.m.
Saturday 25	Party	9:00 a.m.

### DECEMBER 2017

Friday 1	Cotillion	4:00 p.m.
Saturday 2	Party	9:00 a.m.
Tuesday 5	Girl Scouts	2:30 p.m.
Thursday 7	Girl Scouts	2:30 p.m.
Saturday 9	Party	9:00 a.m.
Tuesday 12	Girl Scouts	2:30 p.m.

## 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. Rev. Walter Dilg, 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  
Tony D'Amore - Vice President  
Kelly Ray - Treasurer  
Richard Shin - Secretary  
Bill White - Member-At-Large

#### Architectural Committee:

Todd Spiegel  
Jane Heiting  
Janie McKay  
Caroline Raser  
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 • September 20, 2017

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, September 20, 2017 at the First Neighborhood Community Center at 31830 Village Center Road.

**Call to Order**

President Sophie Brown called the meeting to order at 7:02 p.m.

**Members Present and Constituting A Quorum**

Sophie Brown, President  
Kelly Ray, Treasurer  
Richard Shin, Secretary  
Bill White, Member-at-Large

**Members Absent**

Tony D'Amore, Vice President

**Others Present**

Jenn Kestenbaum, Summer Camp Director  
Sharon Howard, Recording Secretary  
Tish Matthews, Association Manager

**Homeowners Present**

There was one homeowner present at the meeting.

**Homeowner Comments**

A homeowner was present at the meeting to discuss with the Board his concerns regarding the LVMWD and their decisions to purify recycled water into drinking water. After a lengthy discussion the Board stated they would look into contacting the water district and schedule a possible meeting so residents can be more informed.

**Greenbelt Report**

No report from the greenbelt committee.

**Summer Camp Report**

Jenn Kestenbaum, Summer Camp Director reported on the week by week enrollment breakdown in which almost all weeks were full except the 4th of July week. Extra staff was hired this year. Field trips and bus prices have also gone up along with the minimum wage increase. The Board discussed options for advertising next year which including signs in the greenbelt. Ms. Kestenbaum stated it was a fun and safe summer and is looking forward to next year. The Board thanked Jenn Kestenbaum for the great camp season.

**Management Report**

Tish Matthews reported she has contacted the management company for the West Park condos near Guildhall Court regarding a leaning wall that is in need of repair. Also the City of Westlake Village has started some sidewalk repair work.

**Architectural Report**

The following applications have been approved by the architectural committee.

Lot#0180	32033 Royceton Court	Hardscape
Lot#0238	3921 Trowbridge Court	Paint
Lot#0345	31918 Lyndbrook Court	Tree Removal
Lot#0389	31928 Foxmoor Court	Landscape
Lot#0477	31736 Bainbrook Court	Paint
Lot#0513	4223 Abbingdon Court	Hardscape, Landscape, Gate
Lot#0561	4324 Abbingdon Court	Paint

**Approval of Minutes**

MOTION – A motion was made by Sophie Brown to approve the July 19, 2017 Regular Minutes. Motion was seconded by Richard Shin and passed unanimously.

**Financial / Delinquency Report**

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of August 31, 2017 is \$708,194.46. The Certificate of Deposits have been renewed. The special event fund has a total of \$29,750.00 which now will go to zero. Sophie Brown suggested increasing the monthly amount of the special event fund for the next celebration.

MOTION – A motion was made by Richard Shin to approve the July & August Financials. Motion was seconded by Bill White and passed unanimously.

**Old Business**

Sophie Brown reported on the First Neighborhood's 50th Anniversary Celebration. Ms. Brown stated the event was a huge success. A lot of residents enjoyed the event especially seeing their neighbors along with prior residents. All the vendors were great and the rental company was outstanding. Ms. Brown stated she is in the process of finalizing the expenses. The Board thanked Sophie Brown for all her hard work chairing the event.

The Board discussed the Bedfordhurst Court & Middlegate Road visibility issue and agreed no action will be taken at this time.

**New Business**

The Board discussed the survey letter from the City of Westlake Village regarding any HOA concerns with the Heritage Tree Preservation. The Board stated the HOA already has rules in place for the Association.

Tish Matthews supplied the Board with a proposal from Purdy & Company for the annual 2017 audit report.

MOTION – A motion was made by Kelly Ray to approve the 2017 annual audit from Purdy & Company. Motion was seconded by Bill White and passed unanimously.

Tish Matthews supplied the Board with a proposal from Tom Foster Construction to remove and replace 16 sections of sidewalks in the greenbelt. Several sidewalks are lifting due to the growth of the trees. The total cost is \$8,139.00.

MOTION – A motion was made by Kelly Ray to approve the Tom Foster Construction proposal for sidewalk repair/replacement in the amount of \$8,139.00. Motion was seconded by Richard Shin and passed unanimously.

Tish Matthews also supplied the Board with a proposal from Treescapes in the amount of \$6,304.00 to do additional pruning/trimming of 25 trees located near the Lyndbrook greenbelt.

MOTION – A motion was made by Sophie Brown to approve the Treescapes proposal in the amount of \$6,304.00 for additional pruning/trimming near the Lyndbrook greenbelt. Motion was seconded by Richard Shin and passed unanimously.

Tish Matthews supplied the Board with a proposal from Slade Industrial Landscaping for a 4.00% increase which will take effect January 1, 2018.

MOTION – A motion was made by Bill White to approve the Slade Industrial Landscaping increase of 4.00% effective January 1, 2018. Motion was seconded by Kelly Ray and passed unanimously.

Tish Matthews reported the City of Westlake Village is in the process of having a Safety Committee meeting Monday night regarding the neighborhood watch programs along with other safety ideas.

**Correspondence**

The Board discussed a letter from a resident in which Board Member Kelly Ray recused herself from the discussion. The resident reported his neighbor's trees that border his property have become a nuisance, and are blocking their view. The resident is requesting the trees be removed. After a lengthy discussion the Board declined the request and will send the homeowner their response.

**Community Center Applications**

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

Name	Event	Date
Non-Resident	Party	11/25/17
Resident	Sing-a-long	12/21/17
Non-Resident	Party	01/06/18
Non-Resident	Reception	04/21/18
Non-Resident	Party	05/26/18
Non-Resident	Party	06/16/18
Resident	Reception	10/27/18

There being no further business the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Sharon Howard, Recording Secretary

# Sunset Magazine

## November Checklist

### Planting

**Green Manure.** If you don't plan on growing winter vegetables, plant a cover crop like clover, fava bean, vetch, or annual rye in your empty vegetable beds instead. When you turn over the crop in the early spring, you'll be enriching the beds with inexpensive organic material. Legumes-all but the rye-also add nitrogen to the soil.

**Winter Vegetables.** Early November is an excellent time to start cool-season crops in many areas. Sow seeds of beets, carrots, chard, onions, parsley, peas, radishes, and turnips, and set out transplants of broccoli, cabbage, and other cole crops by midmonth. Continue to plant lettuces and other leafy crops from seed or transplants. Gardeners in the foothills and Central Valley can sow peas and spinach and plant garlic and onions.

**Permanent Fall Color.** Flowering shrubs that add color to the late fall garden include cape plumbago, Sasanqua camellias, pineapple sage other salvias, and daisy tree. Trees or shrubs with colorful fruit, such as persimmon, pomegranate, and strawberry or ones with bright berries, such as toyon, holly, pyracantha, and heavenly bamboo, are other possibilities. Don't forget deciduous trees. Gold-leafed ginkgo, orange-red Chinese pistache, and liquidambar (various shades) will color up reliably throughout Southern California, even near the coast.

**Biennials.** Cottage-garden favorites-canterbury bells, foxgloves, hollyhocks, and Queen Anne's lace-do best if planted in late fall. They will establish roots now and be ready to bloom on schedule come spring.



### Maintenance

**Prune Cane Berries.** Old canes of blackberry, boysenberry, and loganberry should be cut back to the ground. Leave the new, smooth barked canes that grew this year to bear fruit next year. Don't cut the canes of low-chill raspberries now; wait until December or January.

**Overseed Bermuda Grass.** If you don't like the look of dormant grass, overseed with annual rye. Mow lawn short, scatter rye seed and compost, and water regularly until seed germinates.

**Start a Compost Pile.** Don't let your raked leaves and garden prunings go to waste. They're a good beginning for a compost pile in a hidden corner. Build a simple wire bin. Keep pile evenly moist and, to speed decomposition, turn every two weeks to aerate.

### Weed Control

**Stay Ahead of Weeds.** Pull out annual bluegrass, chickweed, spurge, and other young weeds as they emerge. If they are not allowed to set seed, next year's weeding will be easier.

### 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.

### Approved Architectural Applications

- Lot#0129 32000 Foxmoor Court  
Garage Door
- Lot#0180 32033 Royceton Court  
Tree Removal
- Lot#0392 31908 Foxmoor Court  
Remodel
- Lot#0416 4301 Crownfield Court  
Tree Removal
- Lot#0467 31732 Dunraven Court  
Tree Removal
- Lot#0660 4216 Beaucroft Court  
Gate, Landscape, Concrete
- Lot#0644 4435 Regents Court  
Paint



FIRST NEIGHBORHOOD  
PROPERTY OWNERS ASSOCIATION  
31830 Village Center Road  
Westlake Village CA 91361  
www.firstneighborhood.org

### What's Inside . . .

- Homeowners Meeting
- Welcome Neighbors
- Oak Tree Dead Wooding
- City Council Meetings
- Vines on Greenbelt Walls
- Greenbelt News
- The Sheriff's Department  
Community Tips
- Calendar
- Places of Worship
- Minutes
- Sunset Magazine
- Rental of First Neighborhood  
Community Center
- Approved Architectural  
Applications

DATED MATERIAL

