

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. XXXVII No. 95 July 2014

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, July 16, 2014 at 7:00 p.m. in the Community Center Cardroom. All homeowners are invited to attend. Just a reminder there will not be a meeting in August.

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.

Daniel & Lori, 4544 Wolsey Court

Jacob & Jessica, 4401 Henley Court

First Neighborhood Roadwork

The City began construction of a sidewalk/walking path along the south side of Agoura Road between Lakeview Canyon and Lindero Canyon Road. The work will begin Monday, July 7 and is scheduled to be completed at the end of August. During the construction period you can expect lane closures. If you need any further information, please contact City Hall at 818-706-1613.

First Neighborhood Election

At the annual meeting held on June 18, 2014 to close the nominations for the election, only three candidates nominated themselves. There were three positions available. According to the association's election rules, if at the close of nominations the number of candidates is less than or equal to the number of vacancies on the board, at the annual members meeting the Association may, without further action declare the candidates to have been elected by acclamation. No election ballots will be distributed to the owners.



Beautiful Home ~ 31908 Foxmoor Court

Summer Camp News

What an incredible month of June it was for FNDC!!! The summer began with FNDC celebrating its 47th birthday with a Green and Orange EXPLOSION!!! In addition, week one consisted of many new theme days including Disney Day and Mystery Day. Week two consisted of the first ever FNDC's Professional Athletes week and it was a major hit!! Team United States and Team America played a variety of sports and all throughout the teams exhibited an unprecedented amount of FNDC spirit!! The community center was rocking with energy and the team chants epitomized what First Neighborhood Day Camp is all about!! In addition to all of the fun and exciting theme weeks, FNDC has also taken three different field trips thus far. The camp has been to Hurricane Harbor, Build-a-Bear, and Pump-it-Up Inflatables! The kids have been having an incredible time but the best is yet to come!!

Beginning July 7, FNDC will be introducing another new, innovative theme week known as Prime Time TV week. This week will consist of such theme days as The Voice, Dancing with the Stars, and even the camp wedding!! Also don't forget Friday, July 11th, is the

FNDC sleepover!! All campers and residents with kids ages 5-12 are welcome to spend the night with FNDC! The cost is \$55 for the first camper and you receive a \$10 discount for any additional siblings. We will be roasting marshmallows, eating pizza, and watching a movie with our favorite counselors! Be sure to not miss out on this and other exciting weeks in July like Survivor Week and Silly Science Week.

If you have any questions about the upcoming events, don't hesitate to contact Scuba Steve at 818-889-4802 or FNDCDayCamp@yahoo.com.

Architectural Committee Rule Reminder

Please review the Architectural Committee rulebook before replacing your gates and fences. It clearly states connected side garden walls to the house need to be constructed of slumpstone or wood to match the existing, or wrought iron as approved by the Architectural Committee. This same rule applies to gates. Vinyl is not an approved material. The Architectural Committee rulebook can be found online at www.firstneighborhood.org.

The Sheriff's Department Community Tips

Family Vacation / Fun And Safety

Planning a family vacation? Whether your destination is Disney World, Denver, or Denmark, there are certain things you need to keep in mind. Making the trip fun and enjoyable for everyone is key; that's what it's all about. But just as important to the success of your trip will be steps you take to make it a safe one.

Before you leave

Preventing crime during family travel starts with making sure your home is protected while you're away. The key is to make it look like you never left:

- Keep shades and blinds in their normal position.
- don't stop mail and newspapers, ask a neighbor to pick them up every day.
- Put timers on several household lights so they turn on and off at appropriate times.
- Arrange to have grass mowed while you're gone.
- Make sure all your door and window locks are in working order - and use them. Activate your home alarm (if you have one).

You might even leave a radio on - or put it on a timer. Ask a neighbor to park in your driveway overnight - anything that might suggest someone's home. And don't forget to lock all doors and windows when you leave.

Packing for prevention

Preparing for a family trip requires a lot of planning. You need to decide where you're going, where you'll stay and how you'll get from one place to another. You also need to decide what to take with you. Planning can decrease the chances of crime joining you on your journey. Some tips on what to take:

- Clean out your wallet or purse before you go; take only essential credit cards. Plan to use credit cards or trav-

Community Center Calendar of Events July-August 2014

JULY 2014

Saturday 5	Party	9:00 a.m.
Friday 11	FNDC Sleepover	6:00 p.m.
Saturday 12	Party	9:00 a.m.
Sunday 13	Party	9:00 a.m.
Wednesday 16	First Neighborhood POA Architectural Committee Meeting	6:30 p.m. 7:00 p.m.
Saturday 19	Party	9:00 a.m.

AUGUST 2014

Saturday 2	Party	9:00 a.m.
Saturday 16	Party	9:00 a.m.
Saturday 23	Party	9:00 a.m.

eler's checks instead of cash wherever possible.

- Carry your purse close to your body, or your wallet in an inside front pocket. Better yet, take "fanny packs" or wear a money pouch under your clothes.
- Pack as lightly as possible. Lots of heavy, cumbersome bags will slow you down and make you more vulnerable to getting robbed.
- Expensive designer luggage can draw unneeded attention to your belongings. Pack your things in inconspicuous bags.

Community Crime Prevention Tips

- Keep a separate record of the contents of checked luggage. And keep anything of value such as medicine and jewelry in a carry-on that stays with you.
- If you are going on an extended vacation, consider shipping large bags to your destination in advance. For the return trip, mail bulky new purchases home, or ask merchants to do it for you.

Out and about

Your home is secured and you're packed. Now it's time to go. While you and your family are traveling, it's important to remember that tourists make tempting targets for thieves. Often lost or distracted, weighed down with bags, and carrying

cameras, tickets and money, unsuspecting travelers attract crime like a magnet.

The best advise for you and your family is to do all you can to blend in with the crowd.

- Don't display expensive jewelry, cameras, bags, and other items that might draw attention.
- Check maps before you go out so you can tour confidently.
- Stick to well-lighted, well-traveled streets at all times - no shortcuts.
- Always lock your car when it's parked, even if the stop is brief. Keep valuables out of sight, preferably locked in the trunk. Don't advertise that you're a tourist by leaving maps and guidebooks on the seat or dashboard - keep them in the glove compartment.

Traveling safely with your family also means sticking together and keeping an eye on your children at all times. Make sure they know where you are staying (name and address), and teach them what to do if they get lost or separated. You might want to agree on a meeting place, just in case. And by all means, make sure your kids know not to accept rides or favors from strangers.

Make your family vacation a memorable one for all the right reasons.

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 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 (818) 889-5431
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:

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

Architectural Committee:

Sherry Crakow
Tony D'Amore
Al MacDonald
Janie McKay
Len Polan

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 • May 21, 2014**

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, May 21, 2014 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Brad Halpern called the meeting to order at 7:05 p.m.

**Members Present and
Constituting A Quorum**

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

Members Absent

Kelly Ray, Treasurer

Others Present

Bruce Gruver, Greenbelt Committee
Sharon Howard, Recording Secretary
Tish Matthews, Association Manager

Homeowners Present

There were two homeowners present at the meeting.

Homeowner Comments

The homeowners were present from lot#0504 to discuss their appeal to the Board regarding the recent denial of their architectural application. The Board viewed photos of existing backyard swing sets/playhouses and the one installed at the homeowners property. The homeowners did not obtain approval prior to installation.

Greenbelt Report

Bruce Gruver reported on the greenbelts. Mr. Gruver reported there are several concrete issues that need to be addressed which are potential trip hazards. The Board reviewed a proposal from Tom Foster Construction regarding the three separate areas. The Board approved area #1 & area #2 and asked management to call the property manager of the shopping center regarding the third concrete area.

MOTION – A motion was made by Don Miller to approve the concrete proposal from Tom Foster Construction for areas #1 & #2. Motion was seconded by Bill White and passed unanimously.

Summer Camp Report

The Board reviewed a written report from Steve Scifres Summer Camp Director. Currently camp income is higher than last year at this time. To date there are a total of 92 campers enrolled at FNDC, 30 campers are residents and 62 campers are non-residents.

Architectural Report

The following applications have been approved by the Architectural Committee:

#0290	31762 Bedfordhurst Court	Doors
#0441	4427 Yorkfield Court	Paint
#0490	31704 Dunraven Court	Windows, Paint
#0542	31623 Village School Road	Windows, Paint
#0661	4224 Beaucroft Court	Doors

Management Report

Tish Matthews reported on the trimming of and oak tree in the Coolhaven greenbelt which will be rescheduled for June 6th. She, Robin Hirsch and Jerry Monahan will be on hand to check the work to be performed.

Approval of Minutes

MOTION – A motion was made by Don Miller to approve the April 16th 2014 Regular Minutes. Motion was seconded by Sophie Brown and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the April 16th 2014 Executive Minutes. 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 April 30, 2014 is \$609,536.43. Income is currently higher due to the quarterly assessments. Overall, expenses are under budget year to date.

MOTION – A motion was made by Bill White to approve the April Financials. Motion was seconded by Don Miller and passed unanimously.

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

Old Business

Tish Matthews brought the Board up to date on the City Neighborhood Beautification grant. Kelly Ray and Ms. Matthews met with the City to discuss the improvements to Freedom Square. Don Miller volunteered to help with the project.

The Board reviewed the bids and approved the proposal from Mity Lite furniture to replace the chairs at the Community Center.

MOTION – A motion was made by Sophie Brown to approve the purchase of new chairs for the Community Center from Mity Lite furniture. Motion was seconded by Don Miller and passed unanimously.

New Business

The Board reviewed the 2014-2015 earthquake insurance proposal from LaBarre/Osknee Insurance.

MOTION – A motion was made by Sophie Brown to approve the 2014-2015 earthquake proposal from LaBarre/Osknee with the annual premium of \$4,910. Motion was seconded by Don Miller and passed unanimously.

The Board reviewed the 2013 Audit Report from Purdy & Company.

MOTION – A motion was made by Bill White to approve the 2014 Audit Report. Motion was seconded by Don Miller and passed unanimously.

The Board reviewed two proposals to change pool service vendors. The current pool service is not maintaining the pool properly and there have been many complaints. The Board agreed to hire AAA Pool Service which was also the lower bid.

MOTION – A motion was made by Bill White to hire AAA Pool Service. Motion was seconded by Don Miller and passed unanimously.

Brad Halpern discussed using no soliciting signs in the neighborhood. Mr. Halpern recommended homeowners all place the signage at their homes to cut down on soliciting. Management will look into the cost of small signs.

Brad Halpern also reported the City of Westlake will be hosting a fireworks show at the Westlake golf course. There will be several events taking place throughout the day at Bennett Park and the Westlake Inn.

The Board discussed the architectural appeal regarding lot#0504. After a lengthy discussion the board reviewed and approved the backyard swing set/playhouse. The Board is assessing a monetary penalty of \$250 for failure to submit an architectural application prior to the installation.

MOTION – A motion was made by Sophie Brown to approve the backyard swing set/playhouse. Motion was seconded by Don Miller and passed (3-1).

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

Respectfully submitted,

Sharon Howard, Recording Secretary

Sunset Magazine

July Checklist

Planting

Biennials. For blooms next spring, sow seeds of Canterbury bells, foxglove, hollyhocks, sweet William, and verbascum now. Transplant seedlings to the garden on fall when they are about 4 inches high.

Patriotic Pots. Decorate for the Fourth with some tricolor container plantings. For red, consider begonias, pentas, petunias, verbena-even miniature roses. White: candytuft, petunias, sweet alyssum, verbena, vinca, Blue: annual salvia, Chinese delphiniums, foamflower, petunias,

Subtropicals. Add palms, philodendron, tree ferns, and other evergreens; flowering shrubs like cestrum, datura, hibiscus, and princess flower; avocado, citrus, guava, sapote, and other exotic fruits; and bougainvillea, passion vine, Stephanotis Floribunda, thunbergia, and trumpet vine.

Summer Vegetables. For a late summer harvest, continue to plant vegetables in coastal and inland gardens. Set out cucumber, eggplant, pepper, squash, and tomato plants. Sow snap beans and corn. Plant basil, chervil, chives, parsley, rosemary, sage, savory, and thyme. In the lower desert start pumpkins and winter squash.

Maintenance

Care For Cymbidiums. Next year's flower spikes are developing now. To encourage proper development, water plants weekly and feed them with a high-nitrogen fertilizer.

Mow Lawns. To keep their roots shaded, allow tall fescues to grow to 2 to 3 inches tall. Keep warm-season grasses like Bermuda and St. Augustine below 1 inch tall to lessen thatch buildup.



Harvest Crops. Pick beans, cucumbers, peppers, and tomatoes frequently to encourage further production. Check fast growers like squash almost daily. Cut off seed heads of cosmos, dahlias, rudbeckias, and zinnias to encourage more flowers for cutting.

Water Carefully. Last winter was a dry one, which stressed plants. Give shade trees a slow deep soak once a month to ensure good health. Water established shrubs and perennials deeply, too. Shallow-rooted citrus and avocados need more frequent irrigation. Water once a week inland, every other week along the coast.

Pest and Weed Control

Control Caterpillars. Spray or dust plants that have pest caterpillars (such as cabbage worm, tomato hornworm, and geranium budworm) with *Bacillus thuringiensis*. Apply sparingly, starting when caterpillars are small. Handpick large hornworms from tomato plants.

Manage Giant Whitefly. Examine the underside of leaves of target plants like hibiscus and banana for white waxy spirals where eggs are deposited. Remove leaves-bag in plastic and dispose of them-or wash away the spirals with a strong stream of water.

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!

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.



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www.firstneighborhood.org

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Please go to our website
www.firstneighborhood.org
to be added to the email
distribution of the monthly
newsletter.

DATED MATERIAL

Greenbelt

Well neighbors summer is here. It's funny, as a longtime First Neighborhood resident, I can tell the seasons just by looking out my window and seeing the activity on the Greenbelt at certain times during the day. When I gaze outside at seven o'clock in the evening and I see families out for a stroll, I know its summer.

Even with our beautiful old Ash trees and their full crowns of leafy branches, when our summer sun heats things up, it's just too hot to go walking during the day. So, everybody waits. Then, right around six o'clock in the evening, there's a puff of cooler air that breaks the heat. A second puff arrives, then a third, and the temperature begins its slow but steady downward creep.

Before you know it, ninety becomes eighty, then eighty becomes seventy. Then it is time to come outside and First Neighborhood always responds. Families with kids on bikes, dog people with pets on leashes, and couples strolling arm in arm walk the Greenbelt paths. You can almost see the day's heat shimmering off their skin as our entire neighborhood breathes a collective sigh. Now why would you want to live anywhere else?

Happy Summer Neighbors!!!

Where can I drain my Swimming Pool or Spa?

You may not drain them into the greenbelts. You may drain them into the street or county storm drain, according to the Westlake Village Public Works Department, if you follow these simple steps to prevent pollution.

- Make sure all chemicals are dissipated before draining a pool or spa.
- Do not drain pools within 5 days of adding chemicals.
- Do not backwash filters into the street or storm drain.
- Do not allow flow across open land; make sure you have a conduit to the street.
- Cleanup chemical spills with absorbent don't wash it down the drain.
- Dispose of leftover chemicals through a licensed disposal provider.

Approved Architectural Applications

#0028	4518 Henley Court	Windows
#0161	32015 Grenville Court	Solar Panels
#0202	32008 Wallington Court	Tree Removal
#0353	4110 Royal Glen	Solar Panels
#0399	31933 Foxmoor Court	Paint
#0443	4415 Yorkfield Court	Satellite Dish
#0507	4222 Hartfield Court	Solar Panels
#0661	4224 Beaucroft Court	Satellite Dish