

# 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. 97 September 2014

## Homeowners Meeting

The next Board of Directors meeting is Thursday, September 18, 2014 at 7:00 p.m. in the Community Center cardroom. 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.

*Blum, 31924 Kingspark Court*

## School Reminder

School is back in session and we are asking that you drive slowly and carefully through the neighborhood. Thank you.

## Greenbelt News

Our First Neighborhood was one of the very first planned communities in the United States. From the start, they did two things right. They left open space for a greenbelt and they gave us a neighborhood school. Every year around this time, the kids return to the Greenbelt toting their backpacks as they walk or ride their bikes to White Oak Elementary School. Amazing!!!

How many places still exist where kids can walk to school? Probably not many. Here in our beautiful neighborhood, the children can walk along on sidewalks, not worry about crossing streets, and enjoy a safe and secure environment as they chatter with their friends on their way to school.

I guess I find some comfort in knowing that walking to school in the morning is still possible today. Maybe it's because that is what I did over fifty years ago, but whatever, walking to school recalls an age of innocence that I am so grateful we can maintain on the First Neighborhood Greenbelts.

Thank you founding mothers and fathers!!!



## Beautiful Home ~ 4312 Abbington Court

### LVMWD Adopts Even / Odd Irrigation Schedule

In response to continuing drought conditions, the Las Virgenes Municipal Water District (LVMWD) Board of Directors has adopted an "even / odd" irrigation schedule for all district customers that takes effect immediately.

Under the new plan, customers with addresses ending in even numbers may only irrigate on Monday, Wednesday and Friday. Addresses ending in odd numbers may only irrigate on Tuesday, Thursday and Saturday. Irrigation may not occur between 10 a.m. and 5 p.m.; no irrigation is permitted on Sundays.

LVMWD General Manager David W. Pedersen said, "The new irrigation program seeks to reduce outdoor water use while maintaining a schedule that is sustainable for landscapes. We will begin enforcing this schedule on September 1, which will give customers ample time to reprogram automatic irrigation controllers. After that date, warning letters and fines for repeat offenders will be assessed."

At the same meeting, the LVMWD Board increased the fines of up to \$500 for repeat violations within a one-year period. The new schedule is consistent with drought regulations mandated by the State Water Resources Control Board in July.

The District urges customers to immediately reprogram their irrigation controllers, or replace them with newer programmable or "smart" weather-based controllers. If the instruction manual for a controller has been misplaced, most manufacturers make replacement manuals available for download at their respective websites.

The irrigation schedule applies to all potable and recycled water customers. Recycled water customers may be allowed a different irrigation schedule upon demonstration, through a site visit, that they are using water efficiently and achieving the same result as the watering restriction. These customers may contact the District to request a site visit at (818) 251-2200.

*(Continued on Page 5)*

# The Sheriff's Department Community Tips

## TAKE CRIME PREVENTION TO WORK

When you go to work, don't leave your crime prevention sense at home. Almost any crime that can happen at home or in your neighborhood can happen in the workplace. But common-sense prevention skills can help make life "at work" safer for all.

## HELP PREVENT OFFICE THEFT AND OTHER CRIMES

- Keep your purse, wallet, keys, or other valuable items with you at all times or locked in a drawer or closet.
- Check the identity of any strangers who are in your office – ask whom they are visiting and if you can help them find that person. If this makes you uncomfortable, inform security or management about your suspicions.
- Always let someone know where you'll be – whether it's coming in late, working late, going to the photocopier or mail room, going out to lunch or a meeting.
- If you bring personal items to work, such as a coffee pot, a radio, or a calculator, mark them with your name or initials and an identification number.
- Report any broken or flickering lights, dimly lit corridors, doors that don't lock properly, or broken windows. Don't wait for someone else to do it.
- Be discreet. Don't advertise your social life or vacation plans and those of your co-workers to people visiting or calling your place of work.

## TAKE A LOOK AT COMMON TROUBLE SPOTS

- Reception area – Is the receptionist equipped with a panic button for emergencies, a camera with a monitor at another employee's desk, and a lock on the front door that can be controlled?
- Stairwells and out-of-the-way corridors – Don't use stairs alone. Talk to the building manager about improving poorly lighted corridors and stairways.
- Elevators – Don't get into elevators with people who look out of place or behave in a strange or threatening manner.

## Community Center Calendar of Events September-October 2014

### SEPTEMBER 2014

Saturday 6	Party	9:00 a.m.
Tuesday 9	Meeting	9:00 a.m.
Friday 12	Bridge	9:00 a.m.
Saturday 13	Bridge	9:00 a.m.
Sunday 14	Bridge	9:00 a.m.
Thursday 18	Architectural/First Neighborhood POA Meeting	6:30 p.m./7:00 p.m.
Friday 19	Cotillion	4:00 p.m.
Saturday 20	Party	9:00 a.m.
Thursday 25	Meeting	4:00 p.m.
Saturday 27	Party	9:00 a.m.

### OCTOBER 2014

Friday 4	Party	9:00 a.m.
Sunday 5	Party	9:00 a.m.
Tuesday 7	Party	9:00 a.m.
Friday 10	Cotillion	4:00 p.m.
Saturday 11	Party	9:00 a.m.

If you find yourself in an elevator with someone who makes you nervous, get off as soon as possible.

- Restrooms – Attackers can hide in stalls and corners. Make sure restrooms are locked and only employees have keys. Be extra cautious when using restrooms that are isolated or poorly lighted.
- After hours – Don't work late alone. Create a buddy system for walking to parking lots or public transportation or ask security to escort you.
- Parking lots or garages – Choose a well-lighted, well-guarded parking garage. Always lock your car and roll the windows up all the way. If you notice any strangers hanging around the parking lot, notify security or the police. When you approach your car, have your keys ready. Check the floor and front and back seats before getting in. Lock your car as soon as you get in – before you buckle your seat belts.

## WHAT ABOUT VIOLENCE IN THE WORKPLACE?

Violence in the workplace takes many forms, raised voices and profanity or sexual harassment to robbery or homicide. While homicide in the workplace is rising, 75 percent of work-related homicides are committed by unknown assailants while committing a robbery or other crimes. Despite media hype, the attacker usually isn't a disgruntled co-worker. To assess a workplace's vulnerability to violence, ask yourself these questions.

- Is your office secure? Do you have easy-to-use phone systems with emergency buttons, sign-in policies for visitors, panic buttons, safe rooms, security guards, office access controls, good lighting, and safety training?
- Does your employer take care in hiring and firing? Before hiring, are employment gaps, history, references, and criminal and educational records thoroughly examined? Are termination procedures defined clearly with attention to advance notice, severance pay, and placement services?
- Could you recognize potentially violent employees? Signs of stress that could erupt into violence include: depression, frequent absences, talking in a louder-than-normal voice, being startled easily, increased irritability and impatience, and concentration and memory problems.
- Are you encouraged to report unusual or worrisome behavior? Is there a clear, written policy that spells out procedures in cases of violence and sanctions for violators? Make sure you know to whom you should report unusual behaviors.
- Do you work in a supportive, harmonious environment? Is there a culture of mutual respect? Does your employer provide an employee assistance program (EAP)?

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  
Rich Shin

#### Greenbelt Committee:

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

#### Notes

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### The Conejo Valley Guild of the Jonsson Cancer Center Foundation/UCLA

The Conejo Valley Guild of the Jons-son Cancer Center Foundation/UCLA will hold their Magical Day of Hope Luncheon, Saturday, November 1, 2014 at 10:00 A.M. at the Hyatt Westlake Plaza Hotel, 880 South Westlake Boulevard Westlake Village, CA

Featuring a luncheon, raffle baskets, boutique, and a fashion show by Dressed Up! We welcome all to come for this delightful day. All proceeds go to cancer research. For information and to RSVP contact:

Margarita Horowitz (805)449-2569 or Isa Brente-Shekter (805)480-2492

For any questions about this sub-mission, please contact me at my email address judilynngarcia@yahoo.com

Thank you, Judi Garcia.

### 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!

### Approved Architectural Applications

- Lot#0152 32054 Kingspark Court  
Windows, Remodel
- Lot#0215 31912 Richgrove Court  
Driveway, Walkway
- Lot#0497 4241 Hartfield Court  
Landscape
- Lot#0561 4324 Abington Court  
Fence
- Lot#0665 4318 Beaucroft Court  
Gate, Tree Removal, Paint
- Lot#0677 4516 Regents Court  
Paint

### Where can I drain my Swimming Pool or Spa?

You may not drain them into the green-belts. 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.





# Sunset Magazine

## September Checklist

### Planting

**Buy Bulbs.** Spring-flowering bulbs begin arriving in nurseries this month. Shop early for the best selection. Bulbs that naturalize easily in our climate include babiana, daffodil, Dutch iris, freesia, homeria, ixia, leucojum, narcissus, oxalis, sparaxis, Star of Bethlehem, tritonia, and watsonia. They can be planted immediately. For a long season of cut flowers, plant groupings of anemone and ranunculus bulbs at two-week intervals starting now.

**Chill Bulbs.** Buy crocus, hyacinth, and tulip bulbs now but chill for six to eight weeks before planting. Store in a paper bag (away from ethylene-producing fruit like apples) in the crisper section of your refrigerator. Plant after Thanksgiving. High desert gardeners don't need to prechill these bulbs.

**Plant Bulb Covers.** Planted directly over bulbs, forget-me-nots, johnny-jump-ups, lobelia, and sweet alyssum provide color until the bulbs flower (Bulbs push through them with ease) and hide bulbs yellowing foliage after they stop blooming.

**Start Cool-Weather Crops.** From mid-month on, coastal and inland gardeners can begin planting winter crops. Sow seeds for arugula, beets, carrots, chard, collards, endive, kale, lettuces, bok choy, peas, radishes, spinach, and turnips. Set out broccoli, brussels sprouts, cabbage, cauliflower and celery seedlings. Plant sets of garlic, onions, and shallots. In the High desert, plant lettuce, radishes, and spinach.



### Maintenance

**Replenish Mulch.** A thick (3-to 4 inch) layer of organic mulch around permanent plants help protect them from Santa Ana winds by conserving moisture and insulating roots. Renew mulch around shrubs, trees, rose bushes, and woody perennials, but keep mulch off of the crowns, stems and trunks of plants.

**Protect Against Brushfires.** Dead vegetation adds fuel to flames in fire-prone areas before the onset of Santa Ana Winds-cut and remove all dead branches and leaves from trees and shrubs, especially those that grow near the house. Clear leaves from gutters and remove woody vegetation growing against structures.

**Feed Permanent Plants.** Fertilize established trees, shrubs, ground covers, and warm-season grasses such as Bermuda. Repeat in a month. Coastal gardeners should feed tropical plants one last time if needed. Don't feed California natives or drought-tolerant Mediterranean plants.

### Weed Control

**Force Weed Seeds.** When preparing a new bed for planting. Water to start weeds growing. As soon as weeds germinate, pull them out or remove with a hoe.

CONTINUED FROM COVER

### LVMWD Adopts Even / Odd Irrigation Schedule

The District has also received a number of reports and photos at its "Stop the Waste" e-mail address where anyone with a GPS-activated smartphone can take a photo of incidents such as water leaks, broken sprinkler heads or irrigation runoff and send the photo to [stopthewaste@LVMWD.com](mailto:stopthewaste@LVMWD.com). Upon receiving the e-mailed photo, or a written report, LVMWD will then contact the property owner to correct the problem. All reports are kept confidential.

Las Virgenes MWD provides potable water, wastewater treatment, recycled water and biosolids composting services to residents of the cities of Agoura Hills, Calabasas, Hidden Hills, Westlake Village and adjacent unincorporated areas of Los Angeles County.

### 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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PROPERTY OWNERS ASSOCIATION  
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www.firstneighborhood.org

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***DATED MATERIAL***

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**Please go to our website  
[www.firstneighborhood.org](http://www.firstneighborhood.org)  
to be added to the email  
distribution of the monthly newsletter.**