

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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First Neighborhood

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

Greenbelt News

For some reason this year we have seen an explosion in the population of rats in First Neighborhood. Our Greenbelt and vegetation provide the perfect nesting environment and this year the rats are taking advantage. Not sure why, but anyway, if you have fruit trees you know what I am talking about. It is so frustrating to watch the oranges and grapefruit we have been waiting so long to enjoy slowly disappear. So what can we do?

Many people choose poison as their first choice. You put it out the rats eat it, then go off and die. While very simple, this is very dangerous solution which has negative ramifications. The scariest is for children or pets to inadvertently ingest the poison. Ok, so then the exterminator houses the poison in plastic cases, but therein lays another problem. When the rat eats the poison they do not die and disappear. The rats die a slow and painful death as they bleed to death internally. During this time period they lay helpless and are often prey for predators. Well the predator eats the rat and the poison kills them too.

The best choice is the good old-fashioned snap trap. You bait it with peanut butter or other bait then set the trap out at night when rats feed. Come morning, it is all over. Just remember, do not leave traps set during the day. Squirrels or birds will visit and become inadvertent victims.

For more information about the problems caused by using poisons to other animals, please go to our website: www.firstneighborhood.org/calendar.htm



Beautiful Home ~ 4401 Guildhall Court

FNDC – A Message from Jenn Kestenbaum aka Jelly Bean

Hi FNDC families! The time has come to welcome our 48th summer of fun, excitement, and the overall feeling of community that makes our camp so special. Last summer was truly incredible. With the addition of new theme days and weeks, we were able to create lasting memories, complete with epic dodge ball tournaments, “The Voice” competitions and the camper favorite, Messy Games Day.

This summer we will be adding even more! The addition of a Color Run obstacle course day, an “Amazing Race” week, and a “Party in the USA” week, complete with traditions and activities unique to different states and concluding with a 4th of July celebration, will make this summer even more memorable! Our schedule is the traditional 8 weeks from June 15th to August 7th. We will be having camp on Friday July 3rd and hope you all will join us for a BBQ that afternoon to celebrate the holiday. Registration information will be sent out this month, so be on the lookout! Until

then, if you have any questions for Jelly Bean feel free to call 818-889-4802 or email FNDCcamp@gmail.com.

I would also like to thank Scuba for the years he spent creating such a wonderful atmosphere at FNDC. I’m looking forward to carrying on some of his favorite traditions!

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, February 18, 2015 at 7:00 p.m. in the Community Center Cardroom. The March meeting will be held Wednesday, March 18, 2015 at 7:00 p.m. for those of you who can not attend the February meeting. All homeowners are invited to attend.

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 or on the website at wlv.org. Get involved!

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 basement 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 2015

Wednesday 4	Party	9:00 a.m.
Thursday 5	Girl Scouts	2:30 p.m.
Friday 6	Cotillion	4:00 p.m.
Wednesday 11	Girl Scouts	2:30 p.m.
Tuesday 17	Meeting	6:30 p.m.
Wednesday 18	Architectural/First Neighborhood POA Meeting	6:30 p.m./7:00 p.m.
Thursday 19	Girl Scouts	2:30 p.m.
Sunday 22	Party	9:00 a.m.
Wednesday 25	Girl Scouts	12:30 p.m.
Thursday 26	Meeting	4:00 p.m.

MARCH 2015

Wednesday 4	Party	9:00 a.m.
Thursday 5	Girl Scouts	2:30 p.m.
Friday 6	Cotillio	4:00 p.m.
Saturday 7	Party	9:00 a.m.
Wednesday 11	Girl Scouts	2:30 p.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 a light fixture and makes the light flash when it detects certain noises, motion

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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 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:

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



Minutes of the First Neighborhood Property Owners Association
Board of Directors Meeting • November 24, 2014

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Monday, November 24, 2014 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Brad Halpern called the meeting to order at 7:04 p.m.

Members Present and Constituting A Quorum

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

Others Present

- Len Polan, Architectural Committee
- Robin Hirsch, Greenbelt Committee
- Sharon Howard, Recording Secretary
- Tish Matthews, Association Manager

Homeowners Present

There were no homeowners present at the meeting.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch discussed with the Board a request to add an additional trash can to the greenbelt at the Village Brook entrance. The Board suggested Slade be contacted to monitor the activity in that area. Robin Hirsch also recommended the poles be repainted with the pole numbers so identification can be made easier to report outages.

Architectural Report

Len Polan reported for the Architectural Committee. Mr. Polan reported on two walkthrough violations in which the homeowners have not complied. The homeowners will be called in for hearings at the January meeting. Mr. Polan also reported he has contacted a landscape architect who may be interested in working on a plan for homeowners to install native landscaping in the neighborhood if interested.

The following applications have been approved by the Architectural Committee:

#0015	4501 Guildhall Court	Landscape
#0051	4531 Yorkfield Court	Windows
#0308	31980 Benchley Court	Roof
#0449	4335 Hartfield Court	Roof
#0513	4223 Abington Court	Front Door
#0542	31623 Village School Road	Tree Removal
#0638	4525 Regents Court	Windows, Doors

Management Report

Tish Matthews reported she spoke to John Knipe from the City of Westlake Village. Mr. Knipe stated the Lindero Canyon road project has been delayed. The Board also discussed the safety issue along Agoura Road.

Approval of Minutes

MOTION – A motion was made by Don Miller to approve the October 15, 2014 Regular Minutes. Motion was seconded by Sophie Brown and passed unanimously

MOTION – A motion was made by Don Miller to approve the October 15, 2014 Executive Minutes for a hearing and contracts. Motion was seconded by Sophie Brown and passed unanimously

Financial / Delinquency Report

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of October 31, 2014 is \$581,415.66. Income is higher due to the increase in assessment collection and clubhouse rentals. All expenses are on target.

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

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

Old Business

Kelly Ray reported she is waiting to get together with the City’s landscaper regarding the beautification of Freedom Square.

New Business

The Board discussed the water saving signs that have been placed in the front yards of some homeowners. The Board stated it is a CC&R violation to have a sign in the yard and asked that letters be sent to the homeowners to remove the signs.

The Board discussed the 2015 City Beautification Grant program. The Board has decided to do more research regarding neighborhood improvements and then submit a plan in 2016.

The Board also discussed the bid from Tom Foster Construction for \$1,960 to repair the concrete behind the Community Center which is in need of immediate repair.

MOTION – A motion was made by Kelly Ray to approve the Tom Foster Construction bid for \$1,960 to repair the concrete behind the Community Center. Motion was seconded by Sophie Brown and passed unanimously.

Tish Matthews supplied the Board with the 2015 Internal Dispute Resolution. Ms. Matthews updated the Board on the civil code change and rule change which will also be mailed to the membership in the December billing.

MOTION – A motion was made by Kelly Ray to adopt the 2015 Internal Dispute Resolution. Motion was seconded by Don Miller and passed unanimously.

Community Center Applications

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

Name	Event	Date
Non-Resident	Party	11/28/14
Resident	Party	12/14/14
Resident	Party	12/19/14
Resident	Party	01/17/15
Resident	Party	04/04/15
Non-Resident	Party	04/24/15
Non-Resident	Party	05/02/15
Non-Resident	Party	05/23/15

There being no further business the meeting adjourned at 8:19 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

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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.

If you have any questions, please contact Deputy Shawn Brownell at (818) 878-5506.



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PROPERTY OWNERS ASSOCIATION
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Westlake Village CA 91361
www.firstneighborhood.org

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DATED MATERIAL

First Neighborhood Tree Trimming

Phase III of the greenbelt tree pruning will begin February 12, 2015. During our visit, we would greatly appreciate your cooperation in not parking under any trees and allowing us 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. Our crews are very cautious however we like to be proactive and protect your personal items. If you would like your trees trimmed by TreeScapes, we are offering a 15% discount to the homeowners during our pruning visit. Please contact our office no later than February 9th for a complimentary estimate. This is a contract between the homeowner and TreeScapes; costs, scheduling and communications.

We look forward to hearing from you!

THANK YOU AND PLEASE DO NOT HESITATE CONTACTING OUR OFFICE WITH ANY QUESTIONS OR CONCERNS 805-484-5849

Rule Reminder

Please remember that the association requires owners to maintain their landscaping in good condition. While you are working on your yard, be sure to not share your debris by blowing it on to your neighbor's property or in the street. The city street sweeping service is not there to pick up your debris that gardeners often blow into the street. All association documents, rules, CC&R's, etc. are available at our website: www.firstneighborhood.org

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.

Yu-Jui & Vera, 4524 Beaconsfield 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.

The Conejo Valley Guild of the Jonsson Cancer Center Foundation

The Conejo Valley Guild of Jonsson Cancer Center Foundation will hold its annual "Game Day" on Tuesday, April 28th from 9:00 am to 3:00 pm at the North Ranch Country Club at 4761 Valley Springs Drive, Westlake Village. Enjoy a delicious buffet lunch and unique boutique. Play Mah Jongg, Bridge, Mexican Train, Canasta, Pan or Bunko. \$60 per person.

To R.S.V.P., or for more information, call Joan Colton (805) 374-8407, or Isa Brent-Shekter (805) 480-2492.

Approved Architectural Applications

- #0111 4515 Wolsey Court Driveway
- #0134 32035 Watergate Court Tree Removal, Landscape
- #0190 32001 Wallington Court Driveway, Pool/Spa
- #0248 3929 Clearford Court Garage Door, Wood Siding
- #0386 31943 Watergate Court Landscape, Tree Removal
- #0419 4209 Crownfield Court Roof
- #0658 4211 Beaucroft Court Windows