

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. XXXVIII No. 103 March 2015

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Thursday, March 19, 2015 at 7:00 p.m. in the Community Center Cardroom. The April meeting will be held Wednesday, April 15, 2015 at 7:00 p.m. for those of you who can not attend the March meeting. All homeowners are invited to attend.

FNDC Update

Hello FNDC Families!

Registration for First Neighborhood Day Camp is officially underway! You will receive your registration packet in the mail, but if you want to get a head start, check out our website www.firstneighborhood.org/fndc for registration forms, the weekly calendar and registration dates!

This year we are continuing our early bird registration discount. Up until April 4th, residents can receive the discount of \$20 per week! In addition, FNDC will once again be offering our six-week discount and our "refer a camper" discount to returning families. Take advantage and sign up early!

FNDC will also have a booth at the Westlake Village Street Fair on April 12th! Families can sign up for camp and get more information about our program by visiting our booth! The festival is on April 12th at Lakeview Canyon and Agoura Road.

Feel free to email or call Jelly Bean with any questions about the upcoming summer. Our phone number is (818) 889-4802 and our new email is FNDCamp@gmail.com. I hope everyone is having an amazing school year – we can't wait to see you all this summer!

- Jelly Bean Jenn



Beautiful Home ~ 4201 Hartfield Court

Swimming Pool Heat / Pool Party Reminder

The pool will be heated April 1st and will remain heated until the end of summer!! All residents are invited to bring guests to use the Community Center pool when the resident is present. If the resident is planning to bring more than a few guests or have a small party, prior approval is necessary from the Board of Directors by submission of the Community Center use application. It should be noted however, that the pool is always open for use by all residents.

Greenbelt News

How do we know it's springtime on the Greenbelt? Sure our beautiful trees are just beginning to push out their buds. Soon their bare branches will be covered with verdant green leaves....but that's not how we tell.

While the weather is getting warmer and the grass is coming back from its frosty brown hue to its usual color that tells us it's definitely a greenbelt...but that's not how.

I saw the answer the other day. I was out walking our dog when I saw a Dad teach-

ing his young son how to play baseball. The little boy had a brand new baseball glove and the father was softly tossing him the ball as he gave him pointers on how to field grounders and how to throw them back. Nothing says springtime more than this.

Of course I was immediately reminded of our son and the hours we spent doing the same thing. Of course our son is grown now and has a boy of his own now. Wow, have we really lived here that long? There are so many echoes for me on the First Neighborhood Greenbelt. For those of you new to the area, you'll soon see what I mean. Our Greenbelt is the heart and soul of this neighborhood. It holds our memories in its springtime green treasure box forever.

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.

Robert & Kathleen, 31907 Watergate Court

The Sheriff's Department Community Tips

It's time to STOP the VIOLENCE...

Let's Start with Weapons!

When we talk about violence, we can't ignore weapons. Nine out of ten murders involve a weapon – seven of ten involve a firearm. Most robberies involve the use of a weapon, most frequently a handgun.

One in seven teens has reported carrying a weapon – like a bat, club, gun, or knife– at some time to protect themselves. Weapons make violence more deadly and less personal. A gun in the home increases the likelihood of homicide three times and the likelihood of suicide five times.

Reduce the Risk

- Think long and hard about having weapons, especially firearms, in your home. Studies show that a firearm in the home is more than forty times as likely to hurt or kill a family member as to stop a crime.
- Look at other ways to protect yourself and your home. Invest in top-grade locks, jamming devices for doors and windows, a dog, or an alarm system. Start or join a Neighborhood Watch. Check with local Park and Recreation Centers, the YMCA/YWCA about a self-defense class.
- If you do choose to own firearms – handguns, rifles, or shotguns – make sure they are safely stored. That means unloaded, trigger-locked, and in a locked gun case or pistol box, with ammunition separately locked. Store keys out of reach of children, away from weapons and ammunition. Check frequently to make sure this storage remains secure.
- Obtain training from a certified instructor in firearms safety for everyone in the home. Make sure it's kept current.
- Teach your children what to do if they find a firearm or something that might be a weapon – Stop, Don't Touch, Get Away, and Tell a Trusted Adult.

Stop Violence

- Show Children how to settle arguments or solve problems without using words or actions that hurt others. Set the example by the way you handle everyday conflicts in the family, at work, and in the neighborhood. Don't forget that common courtesies like "please," "thank you," and "excuse me" help ease the tensions that can lead to violence.
- Discourage name-calling and teasing. These

Community Center Calendar of Events March-April 2014

MARCH 2015

Wednesday 3	Meeting	9:00 a.m.
Thursday 5	Girl Scouts	2:30 p.m.
Friday 6	Cotillion	4:00 p.m.
Saturday 7	Party	9:00 a.m.
Wednesday 11	Girl Scouts	2:30 p.m.
Saturday 14	Party	9:00 a.m.
Thursday 19	Meeting/Architectural/ First Neighborhood POA Meeting	9:00 a.m./6:30 p.m. 7:00 p.m.
Saturday 21	Party	9:00 a.m.
Wednesday 25	Girl Scouts	12:30 p.m.
Thursday 26	Meeting	4:00 p.m.
Saturday 28	Party	9:00 a.m.

APRIL 2015

Thursday 2	Girl Scouts	2:30 p.m.
Friday 3	Party	9:00 a.m.
Saturday 4	Party	9:00 a.m.
Saturday 11	Party	9:00 a.m.
Wednesday 15	Architectural/First Neighborhood POA Meeting	6:30 p.m./7:00 p.m.

can easily get out of hand, moving all too quickly or "just words" to fists, knives, and even firearms. Teach children that bullying is wrong and take their fears about bullies seriously.

- Take a hard look at what you, your family, and your friends watch and listen to for entertainment – from action movies and cop shows to video games and music lyrics. How do the characters solve problems? Do they make firearms and other violence appear exciting, funny, or glamorous? Are the real-life consequences of violence for victims and families clear? Talk about what each of you liked and didn't like.
- Stick with friends and family who steer clear of violence and drugs. And encourage your children to do the same. Research shows use of alcohol and other drugs is closely linked with violence, including the use of guns and other weapons.

Take Action In The Community

- Be sure you know where and how to report potentially violent situations or concerns about conditions in the neighborhood that could lead to violence. Ask your police department for help in identifying what to report, when, to whom, and how.
- Consider organizing an event that lets people turn in weapon, or even objects that might be mistaken for real weapons, in exchange for books, coupons from local merchants, toys, or simply the satisfaction of making the community safer.
- Support schools and youth clubs in their ef-

orts to keep guns, knives, and other weapons from menacing the everyday lives of children and teens. Encourage children to report any weapons they know about in or near school to school staff or the police.

- Look around to see what happens to young people after school hours. Are there supervised programs for younger children? Opportunities for teens and preteens to work with children, get or give help with homework, tackle neighborhood problems, or learn art, music, sports, or computer skills? In many areas, after-school programs are located in schools themselves and called Safe Havens or Beacon Schools.
 - Start a discussion of neighborhood views on weapons in the home, children playing with toy weapons, children and violent entertainment, and how arguments should be settled. A PTA meeting, an informal social gathering, or a Neighborhood Watch meeting could provide the opportunity.
 - Learn your state and local laws on firearms. Insist that these laws be enforced vigorously but fairly. Support police, prosecutors, judges, and other local officials who enforce laws designed to prevent gun violence.
- For more information: *Center to Prevent Handgun Violence*, 1225 Eye Street, NW, Room 1100, Washington, DC 20005, 202-289-7319, *National School Safety Center*, 4165 Thousand Oaks Boulevard, Suite 290, Westlake Village, CA 91362, 805-373-9977.
- If you have any questions, please contact Deputy Shawn Brownell at (818)-878-1808 extension 3103.

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 • January 21, 2015

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, January 21, 2015 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Brad Halpern called the meeting to order at 7:00 p.m.

Members Present and Constituting A Quorum

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

Others Present

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

Homeowners Present
Four homeowners present at the meeting.

Homeowner Comment

Homeowners were present at the meeting to discuss with the Board the issue they had with their backyard drains during the heavy rains. The homeowners stated the greenbelt tree behind their home had caused the drains to clog and would like to see the tree removed. After a lengthy discussion the Board thanked the homeowners for attending and stated the Board will discuss this issue later in the meeting and get back to them.

A homeowner expressed her concern regarding the safety issue at the cross walk between Watergate Court and Lakeview Canyon. Brad Halpern stated the City of Westlake Village is looking into several options and suggested the homeowner contact Scott Wolfe at City Hall.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch suggested a memorial tree be planted in the greenbelt for former greenbelt chairman Don Moffet who recently passed away. The family would like the tree to be planted at the end of Beaucroft Court. The Board agreed to donate a memorial tree to the greenbelt in memory of Don Moffet who will truly be missed by all.

MOTION – A motion was made by Kelly Ray to donate a memorial tree in the greenbelt in memory of Don Moffet. Motion was seconded by Bill White and passed unanimously.

Robin Hirsch also discussed the possibility of adding street signs in the greenbelt so people walking would be able to identify their location. The Board suggested looking into additional options.

The Board reviewed the two proposals to start the annual tree trimming of phase III in the greenbelts. The Board agreed on the lower bid which was Treescapes.

MOTION – A motion was made by Don Miller to approve the Treescapes proposal for the annual tree trimming of phase III of the greenbelts. Motion was seconded by Sophie Brown and passed unanimously.

Architectural Report

The following applications have been approved by the Architectural Committee:

#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

Management Report

Tish Matthews reported the water bill has decreased due to the smart controllers that were recently installed in the greenbelts. Ms. Matthews also reported 150 residents have signed up for the electronic communications that pertains to the association's mailings.

Approval of Minutes

MOTION – A motion was made by Sophie Brown to approve the November 24, 2014 Regular Minutes. Motion was seconded by Don Miller and passed unanimously

Financial / Delinquency Report

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of December 31, 2014 is \$529,452.09. All expenses are on target.

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

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

Old Business

Kelly Ray reported a bid has been obtained from the City's landscaper regarding the beautification of Freedom Square. Ms. Ray reported the bid is within the range of what the Board had budgeted for. Tish Matthews reported she is waiting to get together with John Knipe to finalize the project.

New Business

The Board discussed the sound issues that Stonehaus and Oaks Christian are causing for the neighborhood.

After a lengthy discussion the Board asked management to send a letter to the business license commission on behalf of the residents who have concerns regarding the noise issue for Stonehaus. The Board also asked management to send a letter to the City of Westlake Village requesting that the noise volume be monitored and decreased for future events for Stonehaus and Oaks Christian.

The Board discussed dates for the annual volunteer dinner. The board tentatively discussed March 4th 2015 for the event.

The Board discussed the homeowners request to remove a greenbelt tree due to their backyard drains being clogged during the heavy rains. The tree was evaluated by Jerry Monahan from Treescapes who reported the tree to be very healthy. The Board agreed to not remove the tree at this time and will suggest the homeowner contact a company who specializes in drainage and explore other options.

The Board reviewed a proposal from Slade Landscaping to replace the plants and pots in the front of the colonnade at the Community Center. The Board asked that a sample pot be made for them to view.

Tish Matthews supplied the Board with a proposal for the annual 2014 audit report from Purdy & Company, certified public accountant.

MOTION – A motion was made by Bill White to approve the 2014 annual audit report from Purdy & Company. 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
Resident	Party	02/22/15
Non-Resident	Party	03/07/15
Non-Resident	Party	04/25/15
Non-Resident	Party	05/30/15
Non-Resident	Party	06/20/15
Non-Resident	Party	07/11/15
Non-Resident	Party	07/18/15
Non-Resident	Party	09/05/15
Resident	Party	12/12/15

There being no further business the meeting adjourned at 8:16 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine

March Checklist

Planting

Plant Azaleas and Camellias. Select plants while they're in flower, and plant them as soon as possible. Amend the soil well with organic material and a soil acidifier such as oak leaf mold or peat moss. Plant azaleas and camellias so that the tops of the root-balls are an inch or so above ground after the soil settles.

Plant Perennials. Nurseries are well stocked with blooming perennials. And, second only to fall, early spring is the best time for planting them. Choices include campanula, columbine, coral bells, delphinium, digitalis, diascia, pelargonium, penstemon, salvia, scabiosa, Stokes aster, true geraniums, and yarrow.

Replace Bedding Plants. As the weather warms and cool-season annuals start to fade, replace them with heat-loving bedding plants. Choices include amaranth, celosia, coleus, dahlias, dianthus, linaria, lobelia, marigolds, nicotiana, petunias, salvia, scaevola, and verbena. In the high desert, set out marigolds, petunias, and zinnias this month.

Plant Herbs. Plant young chives, parsley, rosemary, sage, savory, sorrel, tarragon, and thyme. Sow seeds of arugula, chervil, cilantro, and dill.

Sow Seeds For Cut Flowers. Cleome, cosmos, nicotiana, and sunflowers all make great cut flowers and germinate easily. Sow directly in the garden where you want them to grow.

Maintenance

Start Spring Feeding. Feed ground covers, shrubs, roses, perennials, and trees with a controlled-release fertilizer such as bone-



meal, cottonseed meal, or blood meal to provide gradual nutrition throughout the season. Or, if you prefer, use a faster-acting complete fertilizer. Don't feed azaleas and camellias until they finish blooming. Don't feed California natives or drought-tolerant Mediterraneans; their growth slows before summer dormancy.

Pest And Weed Control

Control Aphids. These sucking pests go for tender new growth. Dislodge them with a blast of water from a hose. On more delicate blossoms, mist with insecticidal soap. Or strip aphids off stems with your fingers; wear rubber gloves if you're squeamish.

Watch For Africanized Honey Bees. The so-called "killer bees"- the more aggressive cousins of the European honey bees have entered Southern California. Stinging has been reported in Imperial, Riverside, San Bernardino, and San Diego counties. For tips on bee-proofing your home and other general precautions, call your county extension or agricultural commission and ask for the "Bee Alert" brochure.

Approved Architectural Applications

- #0248 3929 Clearford Court
Landscape, Stucco
- #0325 31907 Benchley Court
Roof
- #0404 31920 Village Center Rd.
Solar Panels
- #0416 4301 Crownfield Court
Dormer
- #0638 4525 Regents Court
Landscape

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.

CC&R Highlights

Before proceeding with any alternation to the outside of your home (front, back, or sides), fill out and submit an Architectural Request form at least four weeks before scheduling the work. Remodels may take longer, so plan ahead. (The form is available by mail, the First Neighborhood website www.firstneighborhood.org, or you can stop by the First Neighborhood Office at the Community Center.)

Watch For Africanized Honey Bees. The so-called "killer bees"- the more aggressive cousins of the European honey bees have entered Southern California. Stinging has been reported in Imperial, Riverside, San Bernardino, and San Diego counties. For tips on bee-proofing your home and other general precautions, call your county extension or agricultural commission and ask for the "Bee Alert" brochure.



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DATED MATERIAL

Did you know that YOU, as a homeowner, have a responsibility with maintaining the sewer system?

Homeowners are required to maintain the lateral connection from their home, to the main sewer line, typically located in the street, or nearby easement. Maintaining the lateral includes keeping the lateral line flowing and free of debris such as roots, or grease. The sewer system within the County of Los Angeles Consolidated Sewer Maintenance District (District) is comprised of a series of underground pipes. Many are publicly owned; however, the sewer laterals are entirely owned by the private property owner they serve. The laterals extend from the building to the mainline within the street (or within an easement at the rear of your home). The laterals are typically four inches in diameter while the Districts mainline is typically at least eight inches in diameter. The

private property owner is responsible for the entire length of the lateral, which includes that portion that may be located within the public right of way (under the asphalt and street landscaping).

Sewer backups can cause tremendous damage to the interior of a home. In order to minimize these, the District provides continual maintenance services for the public sewer mainlines. Unfortunately, sewer laterals are often not maintained by private property owners until a disaster strikes. Out of sight, out of mind is a typical approach to sewer lateral maintenance and operation by many. It is our hope that we can provide you various means of addressing these issues and thus minimize your risk of an overflow entering your home. The three methods we suggest are:

1. Maintain your lateral through proper cleaning, repair, and replacement
2. Do not place improper items into the sewer or make improper connections to the sewer
 - a. Keep rainwater out of the sewer lines as it overwhelms the capacity of the sewer lines and may cause sewer spills.
 - b. Do not pour fats, oils, and grease in your drains as these products harden and stick to the inside of the sewer pipes, which build up and may eventually cause a blockage in the sewer pipe.
3. Install a backflow preventer and cleanout in your sewer lateral. Taking these simple steps can help keep the flow going, and prevent costly overflows and damage.