

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. 96 August 2014

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, September 17, 2014 at 7:00 p.m. in the Community Center Cardroom. All homeowners are invited to attend.

Welcome New 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.

Estelle, 4403 Regents Court

Greenbelt News

Just back from my daily Greenbelt walk with our dog. The grass and trees are green and lush, and our Greenbelts are clean. First Neighborhood residents do a great job of keeping our Greenbelts free of trash. Rarely have I seen litter strewn about. I have even noticed a recent decline in the amount of dog waste, so dare we all hope that residents are getting that message too. Our Greenbelts are shared space so this is a job we all must participate in.

One area in which we still need some work is the leaving of kid's toys out in the Greenbelt. Of course the Greenbelts were designed for kids to play, but parents, please, do not leave your kids toys out when they are done. Nobody wants to see them out there, and you run the risk of having them damaged if left over night.

Final note: If you notice any Greenbelt lamps out at night please take down the number, the approximate location, and report it to Sharon at the Community Center at: 818 889 0632. SoCal Edison is responsible for the maintenance and they will be out to fix them.

Enjoy the summer!!!



Beautiful Home ~ 4415 Henley Court

Summer Camp Farewell

Greetings First Neighborhood residents! The month of July consisted of an unbelievable amount of fun for FNDC campers. We did everything from celebrate the holidays to hosting another incredible Survivor Week. The kids also had a blast taking field trips to Pump it Up Inflatables, Medieval Times, and The Movies!! This incredible month was just another chapter of the best Summer in FNDC's 47 year history.

Overall, it has been a truly incredible year it's been for FNDC! The camp has been a huge success and this summer we've experienced our highest enrollment in six years! FNDC was fortunate enough to be encompassed by fun, outgoing campers and an absolutely wonderful group of parents to make this the best summer yet for FNDC!

I'd like to encourage everyone to attend our Variety Show, Friday Night, August 8 at 6:00 pm. Even if you were at camp for just one week, we'd love to see everyone for the final evening of the summer!

The evening will include camper skits, camper awards, and even cookies and refreshments for all those in attendance!

On a final note, I'd like to include that this will be my last summer as First Neighborhood Day Camp director. Over the course of this school year I received a job offer at Calabasas High to serve as their new assistant principal. Unfortunately, this position requires me to work summers and unfortunately will prohibit me from returning to FNDC. As a camper since the age of five, it will be very difficult for me to leave the First Neighborhood family. The relationships I've built with the community's kids and all of our staff members here at camp will always be extremely meaningful to me. Although I'm leaving, this certainly isn't goodbye as I promise to come back and visit as frequently as possible. Until then, thank you for the opportunity to work with your kids and thank you for the opportunity to serve this wonderful community.

-Scuba Steve

The Sheriff's Department Community Tips

PARENTS: ONLINE SAFETY TIPS

Talk with your children about the benefits and risks of internet and wireless phone use.

Ask your children what they do online, what games they play, and what web sites they visit. Make sure they aren't playing violent video games.

Go online with your children. Have them show you what they do online.

Make a list of any web sites you find that you think your children will enjoy, and share the list with them.

Make a list of any web sites you think are inappropriate, and tell your children not to visit them or purchase parental control software from a commercial vendor.

Agree with your children on rules about what they can and cannot do online, when they can go on the internet, and how long they can stay. Keep the computer in a central area of the house where you can observe your child's behavior.

Agree to a contract for family cell phone use with your child.

Ask your children whom they visit online and whom they email or text.

Set limits on how many messages or how much money children can spend on their wireless use each month.

Tell your children never to give out personal information, such as their real names, school names, or their home or school address.

Tell your children never to harass anyone online.

Community Center Calendar of Events August-September 2014

AUGUST 2014

Saturday 2	Party	9:00 p.m.
Saturday 16	Party	9:00 a.m.
Sunday 17	Party	9:00 a.m.
Saturday 23	Party	9:00 a.m.
Thursday 28	Meeting	4:00 p.m.
Sunday 31	Party	9:00 a.m.

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.
Wednesday 17	Architectural/First Neighborhood POA Meeting	6:30 p.m./7:00 p.m.

Being bullied online or in a text message is serious; make sure your children know they can come to you for help if this happens to them.

Tell your children never to send a picture of someone to another person by email or text message without the prior permission of that person.

Make sure your children know that if anything online or in a text message makes them feel uncomfortable, they can come to you and tell you about it.

Make sure your children know that if they feel uncomfortable with something they receive online or by text message, or that



they are in trouble because of something that happened online, that they can come to you for help. Remember, your children may need help, and penalties such as removing the computer or restricting access to a wireless device can be counterproductive. If your children come to you, listen to them and don't judge them.

If you have any questions, 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



First Neighborhood News - August 2014
Minutes of the First Neighborhood Property Owners Association
Board of Directors Meeting • June 18, 2014

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, June 18, 2014 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Brad Halpern called the meeting to order at 7:11 p.m.

Members Present and Members Absent

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

Others Present

Len Polan, Architectural Committee Ed Nuki, Aid Alert Security
Robin Hirsch, Greenbelt Committee Sharon Howard, Recording Secretary
Steve Scifres, Summer Camp Director Tish Matthews, Association Manager

Homeowners Present

There were eight homeowners present at the meeting.

Homeowner Comments

A homeowner expressed his concern about the noise that comes from the restaurants along Agoura Road. The homeowner stated he has contacted City Hall regarding this issue along with the restaurant owners. The Board suggested he get together with his neighbors and approach the restaurant property owners.

Aid Alert Security

Ed Nuki from Aid Alert Security discussed with the Board different options regarding installation of additional cameras at the pool. Mr. Nuki recommended upgrading the DVR in the office and adding additional cameras around the pool for better security. The Board asked that Ed Nuki write up a proposal for the next Board meeting.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch supplied the Board with two proposals to do sidewalk concrete repairs in the greenbelt. After reviewing the proposals the Board asked Robin Hirsch to obtain additional competitive bids for discussion at the next meeting.

Summer Camp Report

Steve Scifres, Summer Camp Director reported on camp. Currently camp enrollment income is again higher than last year at this time. To date there are a total of 171 campers enrolled at FNDC, 53 campers are residents and 118 campers are non-residents. The Board thanked Steve Scifres and his staff for their great work.

Architectural Report

Len Polan reported for the Architectural Committee. Mr. Polan stated he would like letters sent to all surrounding residents who may be affected before a remodel is reviewed and approved by the committee.

The following applications have been approved by the Architectural Committee:

#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

Management Report

Tish Matthews reported the City of Westlake Village is going to install a walkway on the south side of Agoura Road between Lindero Canyon and Lakeview Canyon. This project will begin July 7th. Ms. Matthews also reported 250 new chairs have been ordered for the community center along with 25 extra yards of fabric. These chairs should arrive within the next three to four weeks.

The Board also discussed rodent control and the new ordinance passed by the City. Tish Matthews stated she will contact the current service, Ventura Pest Control to discuss alternatives.

Approval of Minutes

MOTION – A motion was made by Bill White to approve the May 21, 2014 Regular Minutes. Motion was seconded by Kelly Ray and passed unanimously.

Financial / Delinquency Report

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of May 31, 2014 is \$602,491.73. Income and expenses are on target year to date.

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

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

Old Business

Tish Matthews brought the Board up to date on the City Neighborhood Beautification grant. Ms. Matthews stated she is waiting for the funds to be distributed.

New Business

The Board discussed the architectural appeal regarding lot #0500. The property owner was present at the meeting and discussed the importance of the application process. After a lengthy discussion the Board reviewed and approved the application.

MOTION – A motion was made by Kelly Ray to approve the application for new retrofit windows and doors, a new fountain, new planter wall 40” in height, brick pavers and the replacement of the fence. Motion was seconded by Bill White and passed unanimously.

The Board discussed the architectural appeal regarding lot #0073. The property owners were present along with their architect to discuss different options regarding their remodel. After discussing the Board agreed on a one foot height reduction of the roof and the adjustment of the roof slope along with a new application. Once these items are submitted the Board will approve.

The Board also discussed the recent pool furniture abuse and the cost of replacement last year which was \$21K. The Board agreed to suspend pool privileges for those involved in any future incidents.

Board Comments

Brad Halpern stated the Board needs to stay on track and enforce the rules that were written. The Board would like to review the architectural rules and duties of the committee members at the next meeting. Mr. Halpern also asked management to obtain some samples for the “No Soliciting” signs in the neighborhood along with paint samples for the Colonnade.

Community Center Applications

The Board discussed a letter from a resident requesting the use of a bounce house with a water feature at their upcoming birthday party at the community center. The Board was in agreement to not allow this item with a water feature as part of the community center rentals.

The Board also discussed a letter from a renter requesting her deposit back due to an unfortunate event that occurred with the family. The Board agreed on the refund.

MOTION – A motion was made by Kelly Ray to refund the renters deposit. Motion was seconded by Bill White and passed (3-0).

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

<u>Name</u>	<u>Event</u>	<u>Date</u>
Non-Resident	Party	04/18/15

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

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine

August Checklist

Planting

Cool-Season Annuals. Start seeds of calendula, Iceland poppies, nemesia, pansies, phlox, snapdragons, stock, and sweet peas in flats. (This is often the only way to obtain tall stemmed varieties or a large quantity of a single color.) By October - prime planting month - the seedlings will be ready to transplant into the garden.

Final Summer Crops. Coastal inland and low-desert gardeners can sow a final crop of beans and corn. Coastal gardeners can also set out transplants of eggplant, peppers, squash, and tomatoes for a fall harvest.

South African Bulbs. Freesias, ixia, sparaxis, and other South African bulbs - the best bulbs for naturalizing in Southern California's low elevations - begin appearing in nurseries this month. Shop early for best selection and plant immediately.

Winter Crops. Coastal, inland, and high-desert gardeners can start germinating cool-season vegetable seeds in flats. The seedlings will be ready to transplant to the garden in 6 to 8 weeks. Candidates include broccoli, brussels sprouts, cabbage, cauliflower, chard, collards, kale, lettuce, Oriental greens, peas, and spinach. Direct seed beets, carrots, and turnips, or start seeds in peat pots and transfer plants to the garden, pots and all.

Maintenance

Protect Against Brushfires. Santa Ana winds and dead vegetation are an inflammatory combination. In fire-prone area, begin removing all dead limbs and leaves from trees and shrubs, particularly those that grow near the house. Keep tall grasses and weeds cut down to stubble. Clear leaves from gutters, and remove



woody vegetation growing against structures. For more information, contact your local fire department for literature on firescaping.

Groom Plants. Lightly trim plants that have grown tangy or leggy so they'll have time to put out new growth before winter. On perennials, watch for new basal growth; cut back spent flower stalks to just above this growth to shape plants. **Renew Mulch.** It insulates roots, helps retain soil moisture, discourages weeds, and enriches the soil when it decomposes. Apply ground bark or other material around plants through out the garden, forming a layer 3 to 4 inches deep. Keep it away from tree trunks and the crowns of plants.

Divide Bearded Irises. Dig up old, overgrown clumps of bearded irises, and divide the rhizomes with a sharp knife. Discard the woody centers. Trim the leaves of remaining rhizomes to 6 inches. Replant the divisions 1 to 2 feet apart.

Pest Control

Combat Lawn Grubs. Irregular brown patches in lawns may be caused by beetle larvae, which feed on grass roots. Pull up sections of dead turf and examine them. If you find grubs, treat lawn with parasitic nematodes, following label instructions.

The Grandparent Scam - Don't Let It Happen to You

You're a grandparent, and you get a phone call or an e-mail from someone who identifies himself as your grandson. "I've been arrested in another country," he says, "and need money wired quickly to pay my bail. And oh by the way, don't tell my mom or dad because they'll only get upset!"

This is an example of what's come to be known as "the grandparent scam"—yet another fraud that preys on the elderly, this time by taking advantage of their love and concern for their grandchildren.

The grandparent scam has been around for a few years—our Internet Crime Complaint Center (IC3) has been receiving reports about it since 2008. But the scam and scam artists have become more sophisticated. Thanks to the Internet and social networking sites, a criminal can sometimes uncover personal information about their targets, which makes the impersonations more believable. For example, the actual grandson may mention on his social networking site that he's a photographer who often travels to Mexico. When contacting the grandparents, the phony grandson will say he's calling from Mexico, where someone stole his camera equipment and passport.

For the complete article, use this link to www.FBI.gov

http://www.fbi.gov/news/stories/2012/april/grandparent_040212



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

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Don't Let It Happen to You

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

DATED MATERIAL

CC&R's /Storage Pod Information

We have seen several storage pods in the neighborhood and wanted to clarify the rule about them. Pods are not allowed for storage on your property or in the street. They fall under the CC&R's, Article III, Section 3.01-G. Trailers, Boats and Motor Vehicles: "No mobile home, trailer of any kind, permanent tent or similar structure and no truck camper or boat shall be kept, placed, maintained, constructed, reconstructed, or repaired, nor shall any motor vehicle be constructed, reconstructed, or repaired, upon any lot or street within any Single Family Area in such a manner that such structure, trailer, camper, boat or vehicle shall be visible from neighboring property; provided, however, that the provisions of this paragraph shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with the construction of any work or improvement approved by the ARCHITECTURAL COMMITTEE."

If exterior work is planned for your home you must submit an architectural application along with a request for a storage pod if needed. If you need a storage pod to move, you may have it in your driveway for no longer than 48 hours to load or unload.

Pool Party Rules

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. If you have more than 10 guests you will need to submit a certificate of insurance to the office. It should be noted however, that the pool is always open for use by all residents.

Approved Architectural Applications

#0051	4531 Yorkfield Court	Patio Cover
#0440	4433 Yorkfield Court	Windows
#0443	4415 Yorkfield Court	Patio Cover, Driveway
#0575	4330 Hartfield Court	Paint, Remove Slider
#0673	4440 Regents Court	Satellite Dish

Reminder: Weekly Street Cleaning

The street cleaner comes every Thursday. So remember to get your cars off the street so the entire neighborhood can be cleaned. Thank you.



SUMMER CRIME PREVENTION TIPS

From Your Westlake Village Liason
Lieutenant Jennifer Barsh



NEIGHBORHOOD VEHICLE BURGLARIES



Suspects typically prowl on foot during the warm nights and early mornings, looking for unlocked vehicles with valuables left on display. Some suspects actually come prepared with tools to break into cars that have items left on the seats and dashboards. Here are some tips to help try and prevent car break-ins in your neighborhood.

- Make sure vehicles are **ALWAYS** locked and secure.
- Make sure all vehicles parked overnight are left in driveways or in lighted areas.
- Remove **ALL** personal items such as GPS's, clothing, containers, cell phones, etc.



TRAILHEAD BURGLARIES



Since these suspects are typically from out of the area, they tend to spend most of the day at trailhead parking lots scoping out vehicles in the area. They break into cars after owners have left for their hike, knowing they will be gone for a while. These break-ins usually result in credit card fraud and identity theft.

- Make sure vehicles are **ALWAYS** locked and secure
- Remove **ALL** personal items such as GPS's, clothing, containers, cell phones, etc.
- Be aware of your surroundings before leaving for a hike. Be aware of persons sitting in nearby vehicles, and persons who do not appear to be dressed for a hike.
- If you are ever unsure, **CALL THE POLICE.**



RESIDENTIAL KNOCK KNOCK BURGLARIES



Suspects walk neighborhoods posing as solicitors for various products and services. Suspects knock on doors to see if anyone is home. If answered, they explain that they are representing a company or service, although they very rarely have proper identification or associated literature. If no answer, suspects will force entry into the residence.

- Secure and lock your residence.
- If away at work during the day, and available, consider leaving an extra car in driveway rather than parking in garage. This gives the appearance someone is home.
- Consider leaving a television or radio on if feasible.
- Encourage residents that are home during these hours to be aware and report **ALL** solicitors or suspicious persons in the area.

Contact Us Anytime... LASD Lost Hills Station 818-878-1808



Follow Us On Social Media...

Nixle: LASD - Malibu/Lost Hills Station, Los Angeles County Sheriff

Facebook: Lost Hills Sheriff's Station

Twitter: LASD Lost Hills Stn

