

# 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 April 2015

## Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, April 15, 2015 at 7:00 p.m. in the Community Center Cardroom. The May meeting will be held Wednesday, May 20, 2015 at 7:00 p.m. for those of you who can not attend the April meeting. All homeowners are invited to attend.

## Greenbelt News

Many of the homes in First Neighborhood are fortunate to have been built along the Greenbelt. Those residents get all the benefits of a beautiful backyard with green grass and trees without having to do any work. What a gift! Well, please keep in mind that this gift comes with a certain responsibility.

Because your house borders the paths we walk, your home is visible to those using Greenbelt. During the annual walk through by the Architectural Committee your home is looked at from both the street view and the greenbelt view. Maintaining gates, trees and anything else visible from the greenbelt will be included.

So neighbors please keep this in mind when you start thinking about backyard improvements. Even those need to be submitted for review by the Architectural Committee.

We all must work together to keep First Neighborhood the emerald gem of Southern California.



*Beautiful Home ~ 31934 Village Center*

## 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.

*Aaron & Bojana  
31756 Bainbrook Court  
Christopher & Jami  
4424 Beaconsfield Court  
Philip & Disa  
4531 Sevenoaks Court  
Tri Star  
4404 Beconsfield Court*

## Don Moffet Memorial Tree Planting

Please join us at the First Neighborhood greenbelt, at the end of Beaucroft Court and Regents Court, on April 22nd, (Earth Day) at 11:00 a.m. The Moffet family will be planting a tree in memory of Don Moffet, longtime Greenbelt Chairman for the association. Many friends and family will be attending and The Acorn newspaper will be covering the event.

## Greetings from FNDC!!

Hi FNDC families! It's finally spring which means we are that much closer to SUMMER! Camp registration is in full swing and we've had plenty of families, old and new, sign up for summer 2015. If you haven't already done so, sign up before rates go up again in May.

We have so many new and exciting additions to this summer's fun! Of course we are bringing back the much-loved Messy Games Day, but we are also adding a color run and a visiting animal/reptile show!

We hope to see your smiling camper's faces in June. Drop off your registration to the community center or mail it in to take advantage of our discounted rates and don't forget to tell your friends about our wonderful neighborhood camp!

Jenn "Jelly Bean" Kestenbaum

## 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 Sheriff's Department Community Tips Fraud Prevention Tips

Place the contents of your WALLET on a photocopy machine; copy both sides of each I.D. card/license, credit card, etc. Therefore if there is a theft or loss, you will have the account numbers and phone numbers handy to call and report them stolen or lost. Keep the photocopies in a safe, secure place where they are accessible to you only. Make sure the copies do not get into the wrong hands.

We have all heard horror stories about frauds committed on victims using their names, addresses, social security numbers, credit cards, etc. Imagine having your wallet stolen and within a week the bandit(s) ordered an expensive monthly cell phone package, applied for a credit card, had a credit line approved to buy a computer, received a PIN number from the Department of Motor Vehicles to change your license information online, and more.

Here is some strategic information to limit the damage caused in case this happens to you or someone you know.

1. Pull out those handy copies you made.

Community Center Calendar of Events April - May 2015		
<b>APRIL 2015</b>		
Thursday 2	Girl Scouts	2:30 p.m.
Friday 3	Party	9:00 a.m.
Saturday 4	Party	9:00 a.m.
Thursday 9	Meeting	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.
Thursday 16	Girl Scouts	2:30 p.m.
Friday 17	Cotillion	4:00 p.m.
Saturday 18	Party	9:00 a.m.
Sunday 19	Party	9:00 a.m.
Thursday 23	Meeting	4:00 p.m.
Friday 24	Party	9:00 p.m.
Saturday 25	Party	9:00 a.m.
Wednesday 29	Girl Scouts	12:30 p.m.
Thursday 30	Girl Scouts	2:30 p.m.
<b>MAY 2015</b>		
Friday 1	Cotillion	4:00 p.m.
Saturday 2	Party	9:00 a.m.
Thursday 7	Girl Scouts	2:30 p.m.
Friday 8	Cotillion	4:00 p.m.
Saturday 9	Party	9:00 a.m.
Wednesday 13	Girl Scouts	12:30 p.m.
Friday 15	Cotillion	4:00 p.m.
Saturday 16	Party	9:00 a.m.
Sunday 17	Party	9:00 a.m.

2. Report your credit cards stolen immediately.
3. File a police report immediately in the jurisdiction where it was stolen. This proves to credit providers you were diligent and is a first step toward an investigation, if one is needed.
4. This next one is perhaps most important: Call the three NATIONAL CREDIT REPORTING ORGANIZATIONS immediately to place a fraud alert on your Name and Social Security number. This will alert companies that are checking your credit that your information was stolen and it flags those companies to contact you by phone to authorize any new credit. If you do not do this as soon as possible after the theft you allow the thieves time to cause the most damage.

The three NATIONAL CREDIT REPORTING ORGANIZATIONS numbers are Equifax: 1-800-525-6285, Experian (formerly TRW): 1-888-397-3742, Trans Union: 1-800-680-7289, Social Security Administration (fraud line) 1-800-269-0271.

Additional Tip: Do not leave anything of value in plain view inside your vehicle.

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 ..... (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

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Minutes of the First Neighborhood Property Owners Association  
Board of Directors Meeting • February 18, 2015

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, February 18, 2015 at the First Neighborhood Community Center at 31830 Village Center Road.

**Call to Order**

President Brad Halpern called the meeting to order at 7:02 p.m.

**Members Present and Constituting A Quorum**

Brad Halpern, President  
Don Miller, Vice President  
Kelly Ray, Treasurer  
Sophie Brown, Secretary

**Members Absent**

Bill White, Member-at-Large

**Others Present**

Robin Hirsch, Greenbelt Committee  
Len Polan, Architectural Committee  
Jenn Kestenbaum, Summer Camp Director  
Sharon Howard, Recording Secretary  
Tish Matthews, Association Manager

**Homeowners Present**

There were two homeowners present at the meeting.

**Homeowner Comment**

A homeowner expressed her concerns regarding her recent architectural application for landscaping and synthetic turf for her front yard. The board explained the architectural committee approval process and stated each application will be reviewed on a case by case basis. The board suggested the homeowner submit a landscaping plan that has more identifying factors.

**Greenbelt Report**

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported Treescapes has finished the annual tree trimming of phase III in the greenbelts. The Board discussed naming the pathways in the greenbelt and decided to table this discussion until further research has been done. Tish Matthews reported the pole numbers of the greenbelt lights is also scheduled to begin shortly.

**Architectural Report**

Len Polan reported for the architectural committee. Mr. Polan stated there is a swing hanging from a tree in the Kingspark greenbelt which needs to be removed immediately. Management will contact the association's landscaper to have it removed. Mr. Polan also reported he is still waiting to hear from his landscape architect regarding sample plans for native landscaping in the neighborhood.

The following applications have been approved by the Architectural Committee:

#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

**Summer Camp Report**

Jenn Kestenbaum, summer camp director brought the board up to date on the progress of the 2015 summer camp season. Ms. Kestenbaum reviewed the camper's code of conduct rules with the board and stated packets are ready to be mailed March 1st. Ms. Kestenbaum also reported she and her counselors will display a booth at the upcoming Westlake Street Fair, April 12th, 2015 and invited the board to attend.

**Management Report**

Tish Matthews reported the City of Westlake Village will begin working on the walking path along Agoura Road shortly. The pathway will start at Freedom Square. Tish Matthews also reported she is working with the City to see if they are interested in changing the pots and planting material along the entrance of the community center colonnade. The City owes 30 % of the walkway.

**Approval of Minutes**

MOTION – A motion was made by Kelly Ray to approve the January 21, 2015 Regular Minutes. Motion was seconded by Sophie Brown and passed unanimously

MOTION – A motion was made by Don Miller to approve the January 21, 2015 Executive Minutes for hearings and personnel matters. 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 January 31, 2015 is \$628,240.66. All expenses are on target.

MOTION – A motion was made by Kelly Ray to approve the January Financials. Motion was seconded by Don Miller and passed unanimously.

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

**Old Business**

Tish Matthews supplied the Board with the updated Internal Dispute Resolution which was effective January 1, 2015 regarding the civil code. No homeowner comments have been received.

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

**New Business**

The Board discussed a homeowner's architectural appeal regarding his front yard landscaping application which included synthetic turf.

MOTION – A motion was made by Kelly Ray to approve the architectural application for synthetic turf. Motion was seconded by Don Miller and passed 3-1.

**Community Center Applications**

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

Name	Event	Date
Non-Resident	Party	03/14/15
Non-Resident	Party	05/17/15
Non-Resident	Party	07/25/15
Non-Resident	Party	08/22/15
Non-Resident	Bridge	9/18, 9/19 & 9/20/2015

There being no further business the meeting adjourned at 8:36 p.m.

Respectfully submitted,  
Sharon Howard, Recording Secretary

# Sunset Magazine

## April Checklist

### Planting

**Bedding Plants.** Replace fading cool-season annuals with heat lovers like celosia, dahlias, marigolds, petunias, salvia, verbena, and vinca. Sow some taller annuals for cut flowers, too. Cleomes, cosmos, sunflowers, and zinnias are particularly easy.

**Crops.** Start beans, corn, cucumbers, eggplant, lima beans, melons, okra, peppers, pumpkins, squash, tomatoes, and other warm-season crops. Delay planting two to four weeks in the high desert; frost is still a possibility. Coastal gardeners can also continue planting quick-maturing, cool-season crops like leaf lettuces, radishes, spinach, and chard.

**Insectary Plants.** Beneficial insects like parasitic wasps help keep pests away from your vegetables. Adult beneficial insects eat nectar and pollen, but their voracious young eat aphids, scale, and other undesirables. Flat topped flowers like scabiosa, Shasta daisies, strawflowers, and yarrow are particularly welcome to beneficials.

### Maintenance

**Continue Fertilizing.** Fertilize trees, shrubs, ground covers, perennials, turf grasses, and other permanent ornamentals not fed last month. Once they stop blooming, feed azaleas and camellias with an acid-based fertilizer. Don't forget house plants. They're growing again and need food too.

**Wait to trim bulbs.** If you want flowering bulbs to bloom next year, don't be in a hurry to clip yellowing leaves. The bulbs are still gathering nourishment from them for next year's flowers.



**Watch for chlorosis.** In early spring, camellias, citrus, gardenias, hibiscus, and other plants often show signs on iron deficiency. If leaves turn yellow while the veins remain green, treat the plant with chelated iron according to package directions.

### Pest Control

**Watch for fire ants.** Imported red fire ants made an unwelcome appearance in Southern California late last year. To report an infestation of these ants, or to request a brochure on dealing with them, call the California Department of Food and Agriculture hotline at (800) 491-1899. For more information, also check out the Web site at [www.cdffa.ca.gov](http://www.cdffa.ca.gov).

**Stop the ant parade.** If you see ants (other than red fire ants) parading up the trunks of plants such as citrus, chances are there feeding on the honeydew secreted by aphids or scale insects. Stop the parade with a sticky barrier of Tanglefoot or set out traps containing boric acid.

### 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.

### Approved Architectural Applications

- #0054 4511 Yorkfield Court  
Paint
- #0063 4511 Belham Court  
Tree Removal
- #0079 4524 Beaconsfield Court  
Tree Removal, Paint,  
Roof Repair
- #0143 32017 Kingspark Court  
Paint
- #0471 31743 Bainbrook Court  
Tree Removal
- #0533 4319 Baronsgate Court  
Paint
- #0622 4406 Guildhall Court  
Landscape, Tree Removal,  
Pool/Spa
- #0661 4224 Beaucroft Court  
Windows

### Architectural Committee Rule Reminder

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



FIRST NEIGHBORHOOD  
PROPERTY OWNERS ASSOCIATION  
31830 Village Center Road  
Westlake Village CA 91361  
www.firstneighborhood.org

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**DATED MATERIAL**



This is truly an afternoon for the entire family.  
Advance tickets are \$20 each  
(kids under 12 are free).  
Tickets purchased the day of  
event are \$25 each.

Please visit  
[www.westlakevillagegardenclub.com](http://www.westlakevillagegardenclub.com)  
for a list of ticket outlets or  
to purchase tickets on line.

## Westlake Village Garden Club 42<sup>nd</sup> Annual Garden Tour Sunday, April 19, 2015 11:00 am to 5:00 pm

Five unique and breath-taking gardens will be on display. Designed to also be a learning experience, experts will be on hand to discuss bees, birds, butterflies and garden roses. In addition, attendees will enjoy live music and a display of English antique cars. Adults as well as children can walk through this diverse collection of private gardens and see and learn from three prominent experts about how important a favorable landscape is for our bird, bee and butterfly population. Each garden is uniquely individual in design with elements such as birdhouses, koi ponds and interesting garden art.

A magnificent rose garden in Thousand Oaks will include live jazz music as well as experts from the Ventura Rose Society to answer questions about this most treasured flower. A stately North Ranch home will even include a well-known Plein-Air artist painting this distinct garden. And sure to please car lovers, another garden includes a prized collection of antique cars that the owner looks forward to sharing with guests.

Nordic Nursery in Newbury Park is the gold sponsor.