

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. 100 December 2014

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, January 21, 2015 at 7:00 p.m. in the Community Center Cardroom. All homeowners are invited to attend.

Office Hours

The First Neighborhood office will be closed December 24, 25, 26, & 31, 2014 and January 1, 2015. Have a wonderful holiday!

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.

Dean & Shelley, 4223 Hartfield

Hamed & Maggie, 32023 Kingspark Court

Scott & Betsy, 31707 Kentfield Court

Christmas Tree Recycling

Christmas trees will be picked up with your green waste on trash day. Please remove all tinsel, lights and the stand. If you have a large tree please cut it in half, the smaller trees can go right in your trash barrel.

Greenbelt News

In this season of holiday gift giving here's a gift idea for the entire First Neighborhood Community. I'll bet you were all wondering, what you were going to give to our Greenbelt this year? I mean what can you give to that neighborhood jewel that winds so beautifully and serenely behind our homes? How could you possibly add to its rich and lush splendor?

How about this neighbors, let's band



Beautiful Home ~ 4401 Henley Court

together and make it our business to have a clean Greenbelt. Let's ALL make a concerted effort to pick up after our dogs. We have railed endlessly in this column about the health dangers that dog poop presents to the general public. We have added bag dispensers so that we now have eight places to grab a bag. We have even added garbage cans so that you never have to walk too far to dispose of the bag.

Through all this, we still see piles left unpicked up. We still receive complaints from neighbors who have stepped in those piles, or whose kids got sick after playing on the Greenbelt and getting dog mess on their hands. Please, please, please neighbors pick up the piles. If you see someone who is neglecting their duty, just nicely explain to them why it is important that we all cooperate in this effort.

Happy Holidays to all from the Greenbelt Committee.

Here's to a clean Greenbelt in 2015!!!

Rules & Regulations Regarding Recreational Vehicles

Trailers, campers, boats, jet skis or other recreational vehicles shall not be parked, other than temporarily, on a homeowner's property unless it is inside the garage or is fully screened from view so as to not be visible from the street or neighboring property. Temporary parking shall mean parking of said vehicles belonging to homeowner for loading and unloading purposes only, and in no event for a period in excess of 48 hours.

CC&R Highlights

Before proceeding with any alteration 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.)

The Sheriff's Department Community Tips

Holiday Safety

This holiday season, don't let the spirit of giving lull you into giving burglars, muggers, and pickpockets a better chance to do their dirty work. Crooks love the holidays as much as everyone else, but chiefly because it's an opportune time for crime.

Homes jam-packed with glittering gifts. Stores, malls and downtown streets teeming with unsuspecting shoppers. People rushing around, stressed out and careless, looking for last-minute gifts, trying to get everything done. It's enough to make a crook giddy with holiday joy. Here are some tips on how to celebrate safely this holiday season:

If you're traveling

- Get an automatic timer for your lights.
- Ask a neighbor to watch your home, and park in the driveway from time to time.
- Don't forget to have mail and newspapers collected by a neighbor. If it piles up, it's a sure sign you're gone.

If you're out for the evening

- Turn on lights and a radio or TV so it looks like someone's home.
- Be extra cautious about locking doors and windows when you leave, even if it's just for a few minutes.
- Don't display gifts where they can be seen from outside.

If you're shopping

- Stay alert and be aware of what's going on around you.
- Park in a well-lighted space and be sure to lock the car, close the windows and hide shopping bags and gifts in the trunk.
- Avoid carrying large amounts of cash; pay with a check or credit card whenever possible.
- Deter pickpockets and purse-snatchers. Don't overburden yourself with packages. Be extra careful with purses and wallets. Carry a purse close to

Community Center Calendar of Events December 2014 - January 2015		
DECEMBER 2014		
Wednesday 3	Girl Scouts	12:30 p.m.
Thursday 4	Girl Scouts	2:00 p.m.
Friday 5	Cotillion	4:00 p.m.
Saturday 6	Party	9:00 a.m.
Saturday 13	Party	9:00 a.m.
Sunday 14	Party	9:00 a.m.
Wednesday 17	Girl Scouts	12:30 p.m.
Thursday 18	Girl Scouts	2:00 p.m.
Friday 19	Preschool sing-a-long	11:00 a.m.
JANUARY 2015		
Friday 2	Party	9:00 a.m.
Friday 9	Cotillion	4:00 p.m.
Wednesday 14	Girl Scouts	12:30 p.m.
Thursday 15	Girl Scouts	2:00 p.m.
Saturday 17	Party	9:00 a.m.

your body, not dangling by the straps. Put a wallet in an inside coat or front pants pocket.

- Shopping with kids? Teach them to go to a store clerk or security guard if you get separated.

If a stranger comes to the door, beware. Criminals sometimes pose as couriers delivering gifts. And it's not uncommon for people to try to take advantage of other's generosity during the holidays by going door-to-door for charitable donations when there's no charity involved. Ask for identification and find out how the funds will be used. If you aren't satisfied, don't give. Help a charitable organization you know and like instead.

Last but not least, don't let holiday stress get the best of your holiday spirit. Make time to get together with family, friends and neighbors. And think about reaching out in the spirit of the season and helping someone who's less fortunate or lonely.

Do your part to make the holidays a safe and happy time for everyone - except criminals.

Take a holiday inventory

The holidays are a good time to update "or create" your home inventory. Take photos or make videos of items and list descriptions and serial numbers. If your home is burglarized, having a detailed inventory can help identify stolen items and make insurance claims easier to file. Make sure things like TV's, VCR's, stereo equipment, cameras, camcorders, sports equipment, jewelry, silver, computers, home office equipment and power tools are on the list. Remember to check it twice!

If you have 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 • October 15, 2014**

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, October 15, 2014 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Brad Halpern called the meeting to order at 7:16 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 – Left early

Others Present

Len Polan, Architectural Committee
Bruce Gruver, Greenbelt Committee
Sharon Howard, Recording Secretary
Tish Matthews, Association Manager

Homeowners Present

There was one homeowner present at the meeting.

Homeowner Comments

Len Polan spoke as a homeowner and discussed the importance of conserving water. Mr. Polan stated during this severe drought it is necessary to follow the watering guidelines.

Greenbelt Report

Bruce Gruver reported on the greenbelts. Mr. Gruver supplied the Board with a proposal from Tom Foster Construction to do some additional sidewalk repairs in the greenbelt.

MOTION – A motion was made by Kelly Ray to approve the Tom Foster Construction concrete repair bid. Motion was seconded by Don Miller and passed unanimously.
Architectural Report

Len Polan reported for the Architectural Committee. Mr. Polan reported there needs to be a rule change to the Architectural Rule Book for the association regarding adding guidelines for owners interested in installing native landscaping. The Board asked Len Polan to look into hiring a consultant and present the draft rules to the Board. Once reviewed and approved the changes will be mailed to the membership for review.

The following applications have been approved by the Architectural Committee:

#0088	4518 Coolhaven Court	Fence Replacement
#0194	32031 Wallington Court	Solar Panels
#0295	31761 Bedfordhurst Court	Windows, Doors
#0328	31925 Benchley Court	Landscape, Paint
#0334	31922 Lyndbrook Court	Paint
#0359	31924 Kingspark Court	Tree Removal
#0556	31665 Village School Road	Driveway, Walkway
#0586	4439 Sevenoaks Court	Landscape
#0610	4410 Henley Court	Landscape
#0650	4403 Regents Court	Roof, Door

Management Report

Tish Matthews supplied the Board with a proposal from Premier Commercial Painting to paint the fascia board, eaves and door frames of the Community Center.

MOTION – A motion was made by Brad Halpern to approve the proposal from Premier Commercial Painting in the amount of \$2,880.00. Motion was seconded by Kelly Ray and passed unanimously

Approval of Minutes

MOTION – A motion was made by Don Miller to approve the September 18, 2014 Regular Minutes. Motion was seconded by Sophie Brown and passed unanimously

MOTION – A motion was made by Don Miller to approve the September 18, 2014 Executive Minutes. 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 September 30, 2014 is \$548,477.66. Income is currently higher due to clubhouse rentals, summer camp income and collections.

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

MOTION – A motion was made by Sophie Brown to approve the September Delinquency Report. Motion was seconded by Kelly Ray and passed unanimously.

Old Business

Kelly Ray reported there has been a delay on getting together with the City's landscaper regarding the beautification of Freedom Square. Ms. Ray stated they are very close to the final version of the project.

The Board discussed two proposals submitted to replace/repair the First Neighborhood pool decking. After a lengthy discussion the Board agreed to table this matter for a later date.

New Business

The Board reviewed a proposal from Slade Landscaping requesting a 3% contract increase effective January 1, 2015.

MOTION – A motion was made by Brad Halpern to approve the 3% contract increase from Slade Landscaping. Motion was seconded by Kelly Ray and passed unanimously.

Tish Matthews presented the 2014-2015 insurance renewal proposal from LaBarre/Oksnee Insurance Agency.

MOTION – A motion was made by Don Miller to approve the 2014-2015 insurance renewal from LaBarre/Oksnee. Motion was seconded by Sophie Brown and passed unanimously.

Tish Matthews also presented the proposed budget for 2015 for the Board to review.

MOTION – A motion was made by Kelly Ray to approve the 2015 Budget. 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	11/16/14
Non-Resident	Party	11/29/14
Non-Resident	Party	01/02/15
Non-Resident	Party	03/21/15
Non-Resident	Party	03/28/15
Non-Resident	Party	06/27/15

There being no further business the meeting adjourned at 8:34 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine

December Checklist

Planting

Buy Bare-Root plants. Gardeners in coastal, inland, and low desert regions can begin planting bare-root this month. Roses show up at nurseries first. It's a good idea to shop early for the best selection. Later this month and early next month, deciduous fruit trees, cane berries and grapes, and perennial vegetables such as artichokes and asparagus will begin arriving. Plant all as soon as possible. Do not allow roots to dry out. If the ground is too wet for immediate planting, cover roots with soil or plant temporarily in containers.

Plant Winter Vegetables. Plant replacement for the winter crops you harvest. Beets, carrots, chard, kale, head and leaf lettuces, mustard, peas, radishes, and spinach can go in from seed. Broccoli, brussels sprouts, cabbage, and cauliflower do best started as seedlings.

Finish Planting Bulbs. Coastal, inland, and low-desert gardeners can continue to plant spring-blooming bulbs, including crocus, hyacinths, and tulips that have been prechilled at least six weeks.

Maintenance

Care for Christmas Trees. To prolong the freshness of a cut tree, saw an inch off the bottom of the trunk, then store the tree in a bucket of water in a shady area outdoors. When ready to bring it indoors, saw off another inch of the trunk before setting the tree in a stand filled with water. Keep the reservoir full (check it daily during the first week). It's best to keep living trees outdoors until shortly before the holidays. Don't leave them indoors longer than two weeks.



Protect Frost-Sensitive Plants. Move tender container plants under the eaves or indoors when cold weather is predicted. Cover plants in the ground with perforated plastic or burlap supported by some kind of frame that will keep the cover from touching the foliage (such as four tall stakes).

Pest Control

Apply Dormant Spray. As soon as their leaves fall, spray deciduous flowering and fruit trees with dormant oil to smother overwintering aphids, mites, and scale. If you haven't already treated trees for peach leaf curl, do so now. Add lime sulfur or fixed copper to the dormant oil. Spray branches, crotches, and trunk, as well as the ground beneath the tree's drip line. If it rains within 48 hours of spraying, repeat the treatment. Spray again at the height of dormancy and at the first bud swell. Gardeners at upper elevations or in the high desert can treat roses with dormant spray now, too.

Prevent Beetle Damage. Prune eucalyptus, pine and other trees susceptible to bark beetles now, while beetles are inactive. Chip the prunings or cover the firewood tightly with a trap to prevent beetles from laying eggs. (Beetles lay eggs on dead as well as live wood.)

LA County Sheriff's Department – Malibu Lost Hills Station Joins Nextdoor.com

Hello, my name is Lieutenant Jennifer Seetoo, and I am pleased to announce the Malibu Lost Hills Sheriff's Station will be using Nextdoor.com to facilitate virtual neighborhood watch and foster neighbor-to-neighbor communications.

Nextdoor is a tool for us to effectively share information on crime prevention and safety, public events, and emergency notifications. You can expect to receive local crime and safety updates from the Malibu Lost Hills Sheriff's Station on Nextdoor. Please be assured that your website remains private. Sheriff's personnel will not be able to see any of the content on your neighborhood website, except for the direct replies to our posts. Please be aware that Nextdoor is not the appropriate way to request emergency services, police services, report criminal or suspicious activity, file a report, etc. If you require emergency services, please call 911. For non-emergency concerns, please call the Malibu Lost Hills Sheriff's Station business line at (818) 878-1808. We look forward to connecting with you on Nextdoor to build stronger, safer neighborhoods throughout the Sheriff's Malibu Lost Hills Station policing areas. Please join Nextdoor.com and download the app on your smart phone.

Street Cleaner

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

Approved Architectural Applications

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



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Malibu Lost Hills Station
Joins Nextdoor.com
- Street Cleaner
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DATED MATERIAL

Electronic Communication Consent for POA Documents



We are asking all homeowners in the First Neighborhood Property Owners Association to authorize us to communicate with you by e-mail in lieu of first class mail, specifically for annual mailings such as the budget and audit reports, as well as newsletters, quarterly billing statements, and other documents concerning the Association. Any electronic record satisfies the “in writing” requirement, as long as it comes in a form that can be retained electronically or printed as per 2014 Davis Stirling Act 4035-4045. Transmitting the documents by e-mail will reduce printing and mailing costs for your Association. We would also be able to contact you quickly in case of an emergency in the community.

You can print out the form authorizing
consent from the association website:

www.firstneighborhood.org

We urge you to sign up for this method of communication if you have e-mail. If you do sign up, but change your mind in the future, you may revoke your consent at any time by notifying us in writing that you wish to do so.