

PA FIRST NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION

The First Neighborhood News is published by the First Neighborhood Property Owners Association 31830 Village Center Rd., Westlake Village, CA 91361 (818) 889-0632

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Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, May 20, 2015 at 7:00 p.m. in the Community Center Cardroom. The Annual Meeting will be held Wednesday, June 17, 2015 at 7:00 p.m. for those of you who can not attend the May meeting. All homeowners are invited to attend.

Memorial Tree Planting

In a previous column we marked the passing of former Greenbelt Committee Chairman Don Moffet. Don spent so many years protecting, preserving, and nurturing our Greenbelt, so the First Neighborhood Board of Directors wanted to honor his work and honor his memory. What better way to do that than with a memorial tree.

On April 22, Don's wife Alice and a group of Don's family and friends gathered on the Greenbelt to plant a Purple Orchid Tree in his honor. How appropriate as Don's great-great uncle was J. Sterling Morton, who founded Arbor Day on April 22, a day that has evolved into Earth Day.

It is a small token of thanks to a man who did so much for this neighborhood for so many years. Don's tree was planted up on a small rise overlooking Beaucroft Court, the street where Don and Alice had a home and raised their family. You'll see it there newly planted in its pile of woodchips. When you walk by, stop for a second to say thanks to Don. Be sure to thank him for all the time he so selflessly gave to First Neighborhood and the role he played in keeping our Greenbelt beautiful.



Greetings once again from FNDC!!

Hello FNDC Families!

It's already May which means the first day of camp is just around the corner. We are gearing up for what will be a truly unforgettable summer! If you have not already registered, make sure you do so soon as the reduced rate ends on May 16th. If you did not receive a registration packet in the mail, you can pick one up in the community center or you can download it from our website. Don't forget to drop off your packet before the 16th (it will be here before you know it!).

If you don't have camp-age kids, I hope you'll join us for some summer BBQs! They are open to the community and we will be having a few throughout the summer. Our Summer Kick off BBQ is Tuesday, June 16th; our special 4th of July BBQ is on Friday, July 3rd (be sure to come dressed in your favorite red, white and blue!); and our end of summer BBQ is Tuesday, July 27th. They all begin at 5:30



and we'd love to see you and your family there!

I hope you all have a wonderful end to the school year. I can't wait for the start of camp! See you soon!

-Jelly Bean Jenn

ANNUAL MEETING

There are two vacancies available for the upcoming June Election. Directors are elected for a term of two years. The Board meets the third Wednesday of each month at 7:00 p.m. in the Community Center. The only requirement for nomination to the Board of Directors is that the candidate be a property owner in the First Neighborhood and interested in the affairs of the community! If you are interested in being a candidate please contact the office between the hours of 8:30 a.m. – 12:30 p.m. Monday through Friday at (818) 889-0632. This is your Association. Be Active!

The Sheriff's Department Community Tips

CHILD SAFETY

Parents, Do your children know about strangers? Are you comfortable letting your children answer the telephone or front door if you are home or if they are home alone? Take a minute to go over the following safety tips with your children. They could prevent your child from becoming a victim of crime. It is important that you give them examples that they will understand. Use your home, neighborhood, and school area as settings. Make sure that your children understand that their safety is important to you, and use the following points to encourage discussion about this issue.



Who is a stranger?

A stranger is someone that your child does not know. Parents and guardians need to determine who is and isn't a stranger. Explain that strangers come in many shapes and sizes. They can wear nice clothes, different clothes or even a uniform. The uniform issue is confusing to children, so take time to explain that yes, the mailman is a stranger even though he comes to the door almost every day. This does not imply that people who wear uniforms will harm children, but children need to know that if they do not know the person in uniform - that person is a stranger.

Tell your child to follow these rules about strangers:

- Never take anything like candy, ice cream or money from a stranger.
- Never talk to strangers.

Community Center Calendar of Events May - June 2015

MAY 2015

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.
Wednesday 20	Architectural/First Neighborhood POA Meeting	6:30 p.m./7:00 p.m.
Thursday 21	Girl Scouts	2:30 p.m.
Saturday 23	Party	9:00 a.m.
Wednesday 27	Girl Scouts	2:30 p.m.
Thursday 28	Meeting	4:00 p.m.
Friday 29	Cotillion	4:00 p.m.
Saturday 30	Party	9:00 a.m.

JUNE 2015

Thursday 4	Girl Scouts	12:30 p.m.
Friday 5	Party	9:00 a.m.
Saturday 6	Party	9:00 a.m.
Saturday 13	Party	9:00 a.m.
Monday 15	Camp starts	9:00 a.m.
Tuesday 16	Camp BBQ	5:30 p.m.
Wednesday 17	Architectural/First Neighborhood POA Meeting	6:30 p.m./7:00 p.m.

- Never take a ride from a stranger.
- If a stranger asks for directions, stay away. Strangers shouldn't ask kids for help.
- Never give your name or address to a stranger.
- Never tell anyone that you are home alone if you answer the telephone or door. Tell them that mom or dad is busy. Take a message.
- If a stranger in a car bothers you, turn and run in the opposite direction.
- If a stranger tries to follow you on foot or tries to grab you, RUN AWAY, SCREAM and TELL your parents or a trusted adult friend. A dangerous stranger doesn't want to be the center of attention.

Safety at home:

- Instruct your child on how to safely answer the door:
- Never open the door to a stranger.
 - If a stranger knocks on the door or rings the doorbell, tell your child to

- look out the peep hole or call out, "who's there?" If it's for you, your child should tell the visitor to wait, and leave the door locked until you are available. If you are not home, your child should tell the visitor that you are busy and to please come back later. Your child can take a message, but he or she should NEVER open the door.
- If the visitor won't go away, and your child is scared, tell him/her to call 9-1-1.

How to answer the telephone:

- When answering the telephone, your child should not give out any information. If the caller asks, "who's this?" Instruct your child to ask who the caller is and whom he or she called.
- If your child is alone, he or she should never tell anyone that he or she is alone. Instruct your child to tell the caller the person can't come to the telephone and that he or she will write down a message.

(continued on page 5)

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 • March 19, 2015

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Thursday, March 19, 2015 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Brad Halpern called the meeting to order at 7:01 p.m.

Members Present and Constituting A Quorum

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

Others Present

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

Members Absent

Bill White, Member-at-Large

Homeowners Present

There were two homeowners present at the meeting.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported he has begun doing some research on the naming of the streets in the greenbelt. There are approximately 20 areas that would need signage. Tish Matthews recommended contacting the city's vendor to obtain additional pricing.

Robin Hirsch supplied the Board with a bid from Treescapes to trim the large Sycamore trees at Freedom Square. Mr. Hirsch also supplied the Board with a bid to trim the oak tree behind Yorkfield Court which has a leaning canopy and could be hazardous.

MOTION – A motion was made by Don Miller to approve the bids from Treescapes to trim the Sycamore trees at Freedom Square and the Oak canopy behind Yorkfield Court. Motion was seconded by Sophie Brown and passed unanimously.

Architectural Report

The following applications have been approved by the Architectural Committee:

#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

Summer Camp Report

Jenn Kestenbaum, summer camp director reported she has processed 165 mailers along with e-mails to all returning and new campers. Several staff members will be returning from last year. Ms. Kestenbaum also reported she has contacted Conejo Deals with an offer to enroll new campers. Summer Camp banners will be placed throughout the neighborhood and a booth will be set up at the Westlake Street Fair, on April 12th, 2015 for additional sign ups.

Management Report

Tish Matthews reported Slade Landscaping has located some larger plants for the new pots in front of the Community Center and will be installing them shortly. Ms. Matthews reported there will be two seats open on the Board and two new candidates have already showed interest to run. The annual election will be held in July. Don Miller, incumbent, stated he will run again.

Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the February 18, 2015 Regular Minutes. Motion was seconded by Don Miller and passed unanimously.

MOTION – A motion was made by Don Miller to approve the February 18, 2015 Executive Minutes for hearings and personnel matters. Motion was seconded by Sophie Brown and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the February 19, 2015 Emergency Meeting 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 February 28, 2015 is \$605,939.28. All expenses are good year to date.

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

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

Old Business

Tish Matthews reported the walking path along Agoura road has been progressing but very slow. The same contractor is doing many projects throughout the city. The Board had a lengthy discussion concerning a homeowner's architectural appeal regarding his front yard landscaping application which included synthetic turf. The Board had questions regarding the location and plant varieties.

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

New Business

Tish Matthews reported on a bid from Bluewater painting in the amount of \$680 to paint the much needed camp office.

MOTION – A motion was made by Kelly Ray to approve the paint bid from Bluewater Painting in the amount of \$680 to paint the camp office. Motion was seconded by Don Miller and passed unanimously.

The Board reviewed the bill in the amount of \$2,000 to be paid to Greg Ray, Landscape Architect as the landscape consultant regarding the beautification of Freedom Square.

MOTION – A motion was made by Don Miller to approve the \$2,000 amount to be paid to Greg Ray, Landscape Architect. Motion was seconded by Sophie Brown, 3 approved and 1 recused.

Community Center Applications

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

Name	Event	Date
Non-Resident	Party	03/29/15
Resident	Party	04/19/15
Non-Resident	Party	05/09/15
Resident	Party	06/5 & 06/06/15
Resident	Party	08/02/15
Resident	Party	08/15/15
Non-Resident	Party	08/29/15
Resident	Party	10/04/15
Resident	Party	12/19/15

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

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine

May Checklist

Planting

Plant Summer Annuals. Nurseries carry a huge selection this month. Sturdy standbys like petunias and vinca are available in refreshing pastel shades. There are rudbeckias compact enough for containers. And some coleus now thrive in the sun. Other options include alyssum, candytuff, bedding dahlias, dianthus, geraniums, lobelia, marigolds, nictiana, phlox, portulaca, and verbena. Start cleome, cosmos, nasturtiums, sunflowers, and zinnias from seed. They're all easy and rewarding.

Plant Culinary Herbs. Nurseries are well stocked with herbs, and it's a good time to plant. Try basil, chervil, chives, lemon grass, marjoram, mint, oregano, parsley, rosemary, sage, savory, tarragon, and thyme. Cilantro and dill are best started from seed.

Plant Summer Vegetables. Set out plants of cucumber, eggplant, melon, pepper, squash, and tomato. Sow seeds of corn, cucumbers, lima and snap beans, melon, okra, pumpkin, and summer and winter squash. In the low desert plant Jerusalem artichoke, okra, peppers, and sweet peppers.

Start Lawns. This is a good month to plant subtropical grasses like St. Augustine, Bermuda, and zoysia. You can lay sod or plant plugs.

Maintenance

Step Up Watering. As temperatures warm, plants need to be watered more often. Check new plantings regularly. Seedlings and transplants need frequent shallow watering for a few weeks to establish new roots. Watering established plants - including lawns less often but more deeply to encourage deep root growth. Use a soil probe to test moisture content, and irrigate as needed. Adjust or override automatic sprinklers to meet water needs.



Replenish Mulch. A 3 to 6 inch layer of mulch around trees, shrubs, and established perennials keep roots cool and moist and discourages weeds. To prevent diseases, leave a clear area around the base of the trunks.

Prevent Blossom-End Rot in Tomatoes. Overfertilizing and heat waves in late spring and early summer trigger this frustrating disease. To prevent it, be stingy with feeding, mulch deeply around plants, and maintain even soil moisture. **Thin Fruit.** On apple, peach, and other deciduous fruit trees, thin fruit so it's spaced about 6 inches apart.

Pest Control

Watch For Tomato Hornworms. The green worms will be easier to spot if you sprinkle the tomato foliage lightly with water first. Then shake off the water to make the worms more visible. Handpick them.

Combat Powdery Mildew. Warm days and cool nights are ideal conditions for powdery mildew in susceptible plants like roses. Frequently hose off foliage in the early mornings to wash off spores, or spray with 1 tablespoon each baking soda and summer oil diluted in a gallon of water. (Don't spray when temperatures exceed 85 degrees.) Or try neem oil.

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- If your child feels uncomfortable or gets scared by anything the caller says, tell him/her to hang up and make sure he or she tells you about any and all telephone calls.
- If you have an answering machine, let it answer the telephone if your child is home alone.

Be Street Smart

Explain to your child how to safely walk to and from school:

- Always walk with a friend - there is safety in numbers. Strangers usually pick on kids that are by themselves.
- If you think that you are in danger, or if you are being followed, yell and run into the nearest store, house or back to school. Tell an adult what happened.
- Have your mom or dad or both of them walk your school route with you to make sure that it is completely safe.
- Always stick to the same, safe route going to and from school. Don't take shortcuts and never hitchhike.
- When at public places, parks, markets, shopping malls, etc., always have your parents or guardian accompany you when you need to use the restroom.

What to do in an emergency:

Explain to your child that if someone is hurt or very sick, there is a car accident or a fire, call 9-1-1 as soon as possible. Your child needs to know that if he or she gets lost, go to a pay phone and dial 9-1-1 to get help. This is a free call from a pay phone.

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



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

What's Inside . . .

- Homeowners Meeting
- Memorial Tree Planting
- Greetings once again
from FNDC!!
- Board of Directors Volunteers
- Sheriff Tips
- Calendar
- Minutes
- Sunset Magazine
- Welcome Neighbors
- 2015 Annual Walkthrough
- First Neighborhood Pool Keys
- Swimming Pool Heat /
Pool Party Reminder
- Approved Architectural
Applications
- Architectural Committee
Rule Reminder

DATED MATERIAL

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.

Hassen, 31702 Bainbrook Court

MSSA, LLC, 31817 Village Brook Road

Philip & Orietta, 4530 Yorkfield Court

Richard & Yolanda, 4504 Coolhaven Court

Robin, 31970 Doverwood Court

2015 Annual Walkthrough

The First Neighborhood 2015 Annual Walkthrough will begin May 20, 2015. Now is a good time to look around your property to make sure there are no CC&R violations.

First Neighborhood Pool Keys

The First Neighborhood Community Pool fobs are available in the office. Homeowners can trade in their old pool key for a new fob otherwise there will be a \$30.00 charge. Only one fob will be issued per household. Thank you!

Swimming Pool Heat / Pool Party Reminder

The pool was 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.

Approved Architectural Applications

- #0054 4511 Yorkfield Court
Garage Doors
- #0173 32014 Grenville Court
Solar Panels
- #0176 4500 Beaconsfield Court
Solar Panels
- #0434 4424 Beaconsfield Court
Remodel, Windows & Doors
- #0455 31776 Village School Road
Paint
- #0506 4214 Hartfield Court
Garage Doors
- #0569 4307 Abbingtton Court
Landscape, Hardscape
- #0650 4403 Regents Court
Gate, Paint, Enclosure
- #0658 4211 Beaucroft Court
Landscape