

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. XXXIX No. 111 March 2016

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, March 16, 2016 at 7:00 p.m. in the Community Center Cardroom. The April meeting will be held Wednesday, April 20, 2016 at 7:00 p.m. for those of you who can not attend the March meeting. All homeowners are invited to attend.

Greenbelt News

Ever since First Neighborhood was built and our Greenbelt paved, people have been getting lost wandering those paths. As you all know the founding fathers never put in any signs to mark the paths, nor are there any street signs around to let you know which cul-de-sac you are walking by. If you make a wrong turn, well we've all done it, you get lost. On top of that what if there was an emergency and the police or fire department had to be alerted you had no idea of what street you were near to give them a location?

Well we decided to change all that with the design and installation of sidewalk plaques to let everyone know which street they are walking by. So, with the support of the Board of Directors, thirty-six plaques were designed, fabricated, and recently installed throughout the Greenbelt.



Now, when your folks come to visit, and they want to push the baby in the stroller, or take the dog for a walk, just tell them to look down and follow the signs.



Beautiful Home ~ 3929 Clearford Court

FNDC Update

Happy March, FNDC Families!

Registration season is officially here! We are doing our best to GO GREEN by implementing online registration for the first time. Everything you need to know can be found on our new and improved website: www.fndcamp.com.

Early Bird Registration is only open until April 9th, so complete your registration soon before rates go up!

Last month I let you know about some great new changes like the BBQ lunch Fridays. Well, the excitement doesn't end there. I'd like to introduce our first ever FNDC After Dark! On Friday, July 15th parents can drop off their happy campers at 5pm for an awesome night of games, whirl pooling, pizza, s'mores, and a movie! The cost is \$35. You even have the option to add the event on at registration as part of your payment.

If you have questions, please don't hesitate to ask! Email Jelly Bean at fndcamp@gmail.com or give her a call at (818) 889-4802.

Hope to see you all soon!

Jenn "Jelly Bean" Kestenbaum

Swimming Pool Deck Replacement

Starting early March the First Neighborhood pool deck will begin construction on replacing the pool decking. This process should only take a few weeks as long as everything goes to schedule. We will keep you posted and apologize for the inconvenience.

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.

Community Center Calendar of Events March - April 2016

MARCH 2016

Wednesday 2	Girl Scouts	2:30 p.m.
Thursday 3	Girl Scouts	2:30 p.m.
Friday 4	Cotillion	4:00 p.m.
Saturday 12	Party	9:00 a.m.
Wednesday 16	Architectural First Neighborhood HOA Meeting	6:30 p.m. 7:00 p.m.
Thursday 17	Girl Scouts	2:30 p.m.
Friday 18	Bridge	9:00 a.m.
Saturday 19	Bridge	9:00 a.m.
Thursday 24	Meeting	4:00 p.m.

APRIL 2016

Saturday 2	Party	9:00 a.m.
Wednesday 6	Girl Scouts	2:30 p.m.
Thursday 7	Girl Scouts	2:30 p.m.
Friday 8	Cotillion	4:00 p.m.
Saturday 9	Party	9:00 a.m.

- Discourage name-calling and teasing. These 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 efforts 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 Andrew Straus
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:

Sophie Brown - President
Kelly Ray - Treasurer
Tony D'Amore - Secretary
Bill White - Member-At-Large

Architectural Committee:

Todd Spiegel
Jane Heiting
Janie McKay
Rich Shin
Michael Harris

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 20, 2016

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, January 20, 2016 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Sophie Brown called the meeting to order at 7:00 p.m.

Members Present and

Constituting A Quorum
Sophie Brown, President
Kelly Ray, Treasurer
Tony D'Amore, Secretary
Bill White, Member-at-Large

Others Present

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

Homeowners Present

There were two homeowners present at the meeting.

Homeowner Comments

A homeowner expressed her concern regarding her dog that was attacked January 14th in the evening on Hartfield Court by an off-leash dog. Robin Hirsch stated animal control needs to be contacted immediately. Tish Matthews stated a violation letter could be sent to the property owner if known. The Board discussed possibly placing an article in the next billing and newsletter informing homeowners of the rule violation.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported several neighbors have contributed for a memorial tree for long-time resident and contributor to the association, Bob Raser, who recently passed away from cancer. Robin Hirsch asked if the Board would like to make a donation in his memory. The Board also reviewed the proposals for the 2016 greenbelt tree trimming of phase IV plus the crowning of the greenbelt tree located on the Crownfield Court greenbelt. Bids were received from TreeScapes and Green Valley Tree.

Robin Hirsch also reported the street naming plaques have been placed on hold for the moment. Sophie Brown inquired about the planting around the Edison box that was recently installed near Village Brook Road. Robin Hirsch stated he will follow up on the request.

MOTION – A motion was made by Kelly Ray to donate \$100 for the memorial tree planting for Bob Raser. Motion was seconded by Bill White and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the TreeScapes greenbelt tree trimming proposal of phase IV in the amount of \$9,850 plus the crowning of the Ash tree on Crownfield Court in the amount of \$250.00. Motion was seconded by Kelly Ray and passed unanimously.

Architectural Report

Todd Spiegel reported for the Architectural Committee. Mr. Spiegel discussed he met with the homeowner regarding some miscommunication and all required planting has been completed. Mr. Spiegel also stated many homes seem to be doing work without architectural approval. The architectural committee will be verifying addresses with the office.

The following applications have been approved by the architectural committee:

#0054	4511 Yorkfield Court	Satellite Dish
#0073	4517 Greengate Court	Solar Panels
#0327	31919 Benchley Court	Landscape
#0340	4200 Beaucroft Court	Driveway, Tree Removal
#0484	31701 Greengate Court	Solar Panels
#0490	31704 Dunraven Court	Fence, Wall, Gates
#0607	4401 Henley Court	Solar Panels

Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the November 18, 2015 Regular Minutes. Motion was seconded by Bill White and passed unanimously.

MOTION – A motion was made by Bill White to approve the November 18, 2015 Executive Minutes for legal and personnel matters. Motion was seconded by Tony D'Amore 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, 2015 is \$597,671.30. For the fiscal year end, the expenses were under budget and income was over budget.

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

MOTION – A motion was made by Tony D'Amore to approve the November & December Delinquency Report. Motion was seconded by Kelly Ray and passed unanimously.

Management Report

Tish Matthews supplied the Board with a proposal from Wilshire TV for a new projector for the Community Center. After reviewing the proposal the Board requested an additional bid be obtained for comparison. Ms. Matthews also reported she has contacted a vendor to inspect all the storm drains in the greenbelt per the City's request.

Old Business

Tish Matthews reported on the City's Public Safety Meeting in which a new speed study will be conducted in order to gather new speed samples to validate their findings on Royal Glen Road.

Tish Matthews reported she is in the process of submitting the 2015-2016 beautification grant application to the City. The deadline for the beautification grant application is January 18, 2016.

The Board reviewed four revised pool deck bids with detailed specifications. After a lengthy discussion the Board agreed on Pacific/K & S Construction including the cost for permits. The Board also recommended a construction manager be hired to oversee the project. The Board asked management to obtain a bid for soil samples before the project begins.

MOTION – A motion was made by Kelly Ray to approve the pool deck bid from Pacific/K & S Construction including permits. Motion was seconded by Tony D'Amore and passed unanimously.

New Business

Tish Matthews supplied the Board with two proposals for the annual 2015 audit report.

MOTION – A motion was made by Bill White to approve the 2015 annual audit from Purdy & Company. Motion was seconded by Tony D'Amore and passed unanimously.

The Board discussed and chose March 2, 2016 as the annual volunteer Presidents dinner.

Correspondence

The Board discussed a letter from White Oak Elementary requesting an additional rate reduction on their upcoming rental. After a lengthy discussion the Board agreed on a one-time reduction in the amount of \$350.00 for their upcoming fundraiser.

MOTION – A motion was made by Kelly Ray to approve the White Oak Elementary rental rate reduction in the amount of \$350.00. Motion was seconded by Sophie Brown. The vote was 3-1 in favor.

Community Center Applications

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	02/06/16
Non-Resident	Party	02/28/16
Non-Resident	Party	04/30/16
Non-Resident	Party	07/09/16
Non-Resident	Party	08/06/16
Non-Resident	Party	10/22/16

There being no further business the meeting adjourned at 9:28 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 rootballs 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 bonemeal, 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

- #0104 4550 Wolsey Court
Block Wall
- #0131 32011 Watergate Court
Paint, Gate
- #0220 31971 Doverwood Court
Tree Removal
- #0228 31950 Doverwood Court
Tree Removal, Wall
- #0448 4341 Hartfield Court
Fence
- #0479 31724 Bainbrook Court
Patio, Posts & hardscape
- #0514 4215 Abbingdon Court
Tree Removal

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.)



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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 District's 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.