

# 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. XL No. 133 April 2018

## Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, April 18, 2018 at 7:00 p.m. in the Community Center Cardroom. The May meeting will be held Wednesday, May 16, 2018 at 7:00 p.m. for those of you who can not attend the April meeting. All homeowners are invited to attend.

## 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.

*Jim, 4432 Yorkfield Court*

*John & Kim, 4421 Henley Court*

*Lu & Yun, 31716 Kentfield Court*

*Rose, 4301 Beaucroft Court*

*Soodabah, 31935 Watergate Court*

## Swimming Pool Heated

The pool is now heated and will remain heated until the end of summer.

## Hi FNDC Families!

March flew by, which means we are one month closer to SUMMER! It also means we are at the tail end of Early Bird Registration. Sign up by April 9th to guarantee the summer's lowest rate! Rates go up on April 10th, so if you have any questions, don't hesitate to email or call.

Mark your calendars for Sunday, April 22nd! Come visit Jelly Bean at the Westlake Village Street Fair from 10am to 4pm. It's an amazing community event, and I'd love to see you!

I hope all you FNDC families have been having a wonderful school year and I wish you a restful spring break. Summer will be here before we know it!

Jelly Bean



*Beautiful Home - 32011 Watergate Court*

## Greenbelt News

The Greenbelt sure loves spring time. It is one of the many wonders of First Neighborhood to walk along the winding paths and watch the trees awaken from their winter slumber. Slowly but surely you see green buds pop up on the branches of the trees. Just as slowly, but equally surely, they open up to brilliantly green leaves. The silence of the winter is slowly replaced by the rustle of those new leaves moving gently in spring time breezes.

Our butterfly gardens are also coming back to life. Though some of the plants got clobbered by our winter's frost, most will soon be greening up and flowering. Before you know it those beautiful monarch butterflies along with all the others will be flitting around the flowers searching for nectar.

The Greenbelt sure loves springtime and you know what, so does First Neighborhood.

## Ducks in your Pool

Living in an area with nature all around gives pool owners a unique problem. Surprise visits from ducks admiring the crystal clear pool water. Even the pool at the Community Center has these unwelcome visits. A pool service person recommended making your pool look occupied to discourage the ducks from landing. Anything from pool noodles to blow up swans from the pool supply store will help discourage ducks. Try it, it works!

## Standards for Artificial Turf

The First Neighborhood POA and Westlake Village City Council have recently approved a set of minimum standards that all artificial turf must meet. These standards are to ensure that any artificial turf installed obtains the certain level of quality and aesthetics that are associated with Westlake Village. These standards include provisions for materials, colors, and other product specifications. For more information please visit the website at [www.wlv.org/artificialturf](http://www.wlv.org/artificialturf), or call the Planning Department at 818-706-1613.

# 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.

Community Center Calendar of Events April-May 2018		
<b>APRIL 2018</b>		
Thursday 5	Girl Scouts	2:30 p.m.
Tuesday 10	Girl Scouts	2:30 p.m.
Friday 13	Cotillion	4:00 p.m.
Tuesday 17	Girl Scouts	2:30 p.m.
Wednesday 18	Architectural/First Neighborhood HOA Meeting	7:00 p.m.
Thursday 19	Girl Scouts	2:30 p.m.
Saturday 21	Party	9:00 a.m.
Sunday 22	Party	9:00 a.m.
Tuesday 24	Girl Scouts	2:30 p.m.
Thursday 26	Party	4:00 p.m.
<b>MAY 2018</b>		
Tuesday 1	Girl Scouts	2:30 p.m.
Thursday 3	Girl Scouts	2:30 p.m.
Saturday 5	Party	9:00 a.m.
Tuesday 8	Girl Scouts	2:30 p.m.
Saturday 12	Party	9:00 a.m.
Tuesday 15	Girl Scouts	2:30 p.m.
Wednesday 16	Architectural/First Neighborhood HOA Meeting	7:00 p.m.
Thursday 17	Girl Scouts	2:30 p.m.
Saturday 19	Party	9:00 a.m.

1. Pull out those handy copies you made.
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 plan view inside your vehicle.



## 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. Rev. Walter Dilg, 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  
Tony D'Amore - Vice President  
Kelly Ray - Treasurer  
Richard Shin - Secretary  
Bill White - Member-At-Large

#### Architectural Committee:

Todd Spiegel  
Jane Heiting  
Janie McKay  
Caroline Raser  
Michael Harris

#### Greenbelt Committee:

Robin Hirsch, Chairman (818) 822-7091  
Bruce Gruver  
Allisyn Cashdan  
Alice Garcia

#### Notes

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## Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • February 21, 2018

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, February 21, 2018 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  
Tony D'Amore, Vice President  
Kelly Ray, Treasurer  
Richard Shin, Secretary  
Bill White, Member-at-Large

### Others Present

Robin Hirsch, Greenbelt Committee  
Todd Spiegel, Architectural Committee  
Jenn Kestenbaum, Summer Camp Director  
Tish Matthews, The Emmons Company  
Sharon Howard, The Emmons Company

### Homeowners Present

There were no homeowners present at the meeting.

### Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported there is a four foot concrete section on the Deerpark greenbelt that is lifting and needs to be addressed immediately. The total repair will be approximately \$500.00. The Board agreed to have Robin Hirsch contact Tom Foster Construction for the repair. Tony D'Amore asked Robin Hirsch to look at the concrete drains behind Kingspark Court that seem to be deteriorating.

### Summer Camp Report

Jenn Kestenbaum, FNDC director reported she is in the process of mailing out the 2018 summer camp registration packets. Registration will begin March 1st. Due to the increase in wages and field trips, Ms. Kestenbaum proposed a \$10.00 per week increase.

MOTION – A motion was made by Sophie Brown to approve the summer camp proposal for a \$10.00 increase. Motion was seconded by Kelly Ray and passed unanimously.

### Architectural Report

Todd Spiegel reported for the architectural committee. Mr. Spiegel stated the committee is working on creating a new system so they can follow up on violations and be more consistent in the neighborhood.

The following applications have been approved by the architectural committee.

#0194	32031 Wallington Court	Driveway
#0441	4427 Yorkfield Court	Tree Removal
#0456	31770 Village School Road	Roof
#0503	4201 Hartfield Court	Solar
#0658	4211 Beaucroft Court	Roof

### Approval of Minutes

MOTION – A motion was made by Sophie Brown to approve the January 17, 2018 Regular Meeting Minutes. Motion was seconded by Rich Shin and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the January 17, 2018 Executive Meeting Minutes, regarding a hearing. 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 January 31, 2018 is \$727,347.56. Overall expenses are within budget. Ms. Matthews also reported there has been a new state of California fee to record a lien or release a lien. The new fee is \$75.00 and is to go to fund affordable housing projects.

MOTION – A motion was made by Sophie Brown to approve the January Financials. Motion was seconded by Bill White and passed unanimously.

### Management Report

Tish Matthews reported the City is having a meeting February 28th at 4:30 pm regarding the Lindero Linear Park project and encouraged the Board to attend. The Board agreed it would be beneficial to have a walking path on the First Neighborhood side of the street.

### Old Business

Tish Matthews reported on the traffic safety update. Ms. Matthews stated the City has stepped up patrol of the neighborhood and are collecting data through the speed monitors that have been placed in different locations. The city will schedule a follow up meeting in the next few months to review findings and options.

### New Business

The Board reviewed proposals from AAA pools to replace the handrails and remove and install a new pool heater. The Board approved both proposals but asked management to clarify the pool heater warranty.

MOTION – A motion was made by Sophie Brown to approve the AAA proposal for replacement of the pool handrails in the amount of \$1,553.35. Motion was seconded by Kelly Ray and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the AAA proposal to install a new pool heater in the amount of \$7,153.80 with clarification of the warranty. Motion was seconded by Tony D'Amore and passed unanimously.

The Board reviewed the proposal from Treescapes regarding the greenbelt tree trimming of Phase II & III. All eucalyptus trees are checked on a yearly basis. There are a total of 66 trees that need attention in both phases.

MOTION – A motion was made by Sophie Brown to approve the Treescapes proposal for tree trimming of Phase II & III in the amount of \$14,925.00. Motion was seconded by Rich Shin and passed unanimously.

### Correspondence

The Board discussed a letter from a resident regarding greenbelt tree roots invading his property. The Board stated all owners are obligated to maintain their own property including everything below the surface. It was agreed that no action will be taken at this time.

### Community Center Applications

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

Name	Event	Date
Resident	Meeting	03/15/18
Non-Resident	Party	03/31/18
Resident	Party	04/22/18
Non-Resident	Reception	06/09/18
Resident	Party	07/07/18
Non-Resident	Party	07/21/18
Non-Resident	Reception	07/22/18
Non-Resident	Party	08/04/18
Non-Resident	Party	09/09/18
Resident	Party	09/15/18
Resident	Party	10/13/18

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

- #0140 32000 Watergate Court Driveway
- #0218 31957 Doverwood Court Roof
- #0344 31835 Langspur Court Flat Roof
- #0468 31724 Dunraven Court Remodel
- #0547 4358 Deerpark Court Solar

### 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.



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

## What's Inside . . .

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***DATED MATERIAL***

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*Save The Date*

*Sunday, April 22nd, 2018*

*The*

**24<sup>th</sup>**

*Annual*



**COMMUNITY**

**STREET**

**FESTIVAL**

*WLV*

*10:00 am to 4:00 p.m.  
Lakeview Canyon Road,  
Westlake Village*

**2018**

*Sponsored by*

**Rotary**



Club of  
Westlake Village

**Classic Car Show**

**Battle of the Brews**

**Food Trucks**

**Entertainment**

**Kids Activities**

**Cool Vendors**

**Vendor and Sponsor information available at [rotarywlv.org](http://rotarywlv.org)**

# **ANNUAL LAKE TOUR**

## **SATURDAY, MAY 5, 2018**

**Join us at the Yacht Club dock at 9:00 A.M.**



**Please join us for refreshments and a boat tour of our beautiful lake area so we can share the work that has been done around the lake as well as show you what is planned in the future. We'll board comfortable party boats provided by Board Members and Electra Craft for an informative lake tour. This is an excellent opportunity to view firsthand what is going on around the lake and surrounding area.**

**No young children please,**

**Call Anna at the WLMA office to RSVP or if you have any questions -818-889-5377**