

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 normally meets the third Wednesday of each month. Due to the Thanksgiving holiday the next meeting is scheduled for Wednesday, November 28, 2018 at 7:00 p.m. in the Community Center cardroom. All homeowners are invited to attend.

Greenbelt News

November brings the Thanksgiving holiday. Certainly, all of us who live in this amazing neighborhood have so much to be thankful for. For starters, First Neighborhood has always been fortunate to have a strong core of residents who volunteer countless hours to make sure that this jewel of a neighborhood continues to sparkle. From the Board of Directors to the Architectural and the Greenbelt Committees, First Neighborhood has maintained its luster for over fifty years. That's a lot to be thankful for.

Then we have the Emmons Company our management team represented by Tish Matthews and Sharon Howard who field your phone calls and get the proper people out there to respond to fallen trees, cracked sidewalks, or whatever it is that you need at a given moment. That's a lot to be thankful for.

There is just an essence about this neighborhood that I have never felt anywhere else. Whenever I come in from off the freeway, after dealing with the craziness of all the LA hustle and bustle, and I make the left turn onto Greengate Court, I open my car windows, take a deep breath, and pause. At that moment an incredible calmness sweeps through me. I am home and once again I realize how grateful I am that I live in the most beautiful neighborhood in the world. That's a lot to be thankful for.

Happy Thanksgiving First Neighborhood.



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.

Benjamin & Gladys, 31711 Dunraven Court

Oak Tree Dead Wooding

Every two years the Association offers dead wooding service for privately owned oak trees at homes in the First Neighborhood according to the CC&R's. No other type of tree maintenance is provided.

The work is usually scheduled for the first quarter of the year when the greenbelt trees are trimmed. If your oak tree is in need of dead wooding please contact the First Neighborhood office and ask to be added to the 2020 list.

City Council Meetings

If you are interested in attending City Council Meetings, they are scheduled the 2nd and 4th Wednesdays of each month at 6:30 p.m. at the City Hall. An agenda is also available to you the Friday before each meeting, which you can pick up at the City Hall. Get involved!

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.

Approved Architectural Applications

Lot#0077	4510 Beaconsfield Court Solar
Lot#0176	32001 Royceton Court Paint
Lot#0180	32033 Royceton Court Landscape
Lot#0209	31933 Richgrove Court Pavers
Lot#0220	31971 Doverwood Landscape
Lot#0509	4240 Hartfield Court Landscape, Remodel
Lot#0664	4310 Beaucroft Court Tree Removal, Landscape

The Sheriff's Department Community Tips

What to do about annoying telephone calls



The Los Angeles County Sheriff's Department is concerned when you or your family are disturbed due to violations of the law. Annoying telephone calls are among the most irritating, infuriating and frightening of these violations. The information contained in this letter will assist you in dealing with annoying telephone calls.

Experience has shown that nuisance calls can come from almost anyone. These calls are not only originated by strangers but in rare instances they may come from close acquaintances, neighbors or fellow employees. The great majority of these calls come from a relatively small group of people. This group is often comprised of unsupervised youngsters, misguided or frustrated people and the mentally ill. Generally, these calls are placed at random, with no particular victim in mind. If you should receive such a call, a good

rule to follow is to give the caller no satisfaction; he will usually give up after one or two attempts and try someone else.

Abusive, harassing or obscene calls are by far the worst. The originators of these calls are attempting to infuriate and terrify you. The caller may remain silent for a little while. When you receive this type of call, don't give the caller a chance to get started. Hang up! Remember, that these types of callers want you to react. If a caller makes any obscene or suggestive remark, hang up. The caller would like nothing better than to hear you ask who he is or what he wants.

Here are some things to keep in mind should you be the recipient of anonymous calls.

1. Always use the telephone on your terms: not those of the caller. Don't

talk to anyone unless you want to.

2. Make the caller identify himself. When a voice asks, "Who is this?" Don't tell him, instead ask, "What number did you call?" If the call isn't legitimate, that very likely will end it.
3. Instruct your children (and their babysitter) never to talk on the phone to anybody they don't positively recognize. An innocent comment like "Daddy's out of town" could be helpful to a burglar. Teach them to ask for the number so somebody can call back later.
4. If it's the kind of caller who remains silent after you answer, hang up. Some want to listen, just to see what you'll do; particularly to see if you'll get angry. It isn't much fun listening to a dead line.

Community Center Calendar of Events November-December 2018

NOVEMBER 2018

Friday 2	Cotillion	4:00 p.m.
Saturday 3	Party	9:00 a.m.
Tuesday 6	Girl Scouts	2:30 p.m.
Saturday 10	Party	9:00 a.m.
Thursday 15	Meeting	4:00 p.m.
Thursday 22	Party	9:00 a.m.
Wednesday 28	Architectural/First Neighborhood HOA Meeting	7:00 p.m.

DECEMBER 2018

Saturday 1	Party	9:00 a.m.
Tuesday 4	Girl Scouts	2:30 p.m.
Friday 7	Cotillion	4:00 p.m.
Tuesday 18	Girl Scouts	2:30 p.m.
Thursday 20	Preschool sing-a-long	9:00 a.m.
Saturday 22	Party	9:00 a.m.

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. David Rohde, Pastor
32111 Watergate Road - Westlake Village, 91361

United Methodist Church
of Westlake Village (805) 497-7884
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

Notes



**Minutes of the First Neighborhood Property Owners Association
Board of Directors Meeting • September 20, 2018**

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Thursday, September 20, 2018 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Sophie Brown called the meeting to order at 7:10 p.m.

Members Present and Constituting A Quorum

Sophie Brown, President
Tony D'Amore, Vice President
Kelly Ray, Treasurer
Bill White, Member-at-Large

Members Absent

Richard Shin, Secretary

Others Present

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

Homeowners Present

There was one homeowner present at the meeting.

Homeowner Comments

A homeowner expressed his concern regarding snacks that are being sold to the kids in summer camp and the use of cell phones. After a lengthy discussion the Board agreed to address these issues with the incoming 2019 Summer Camp Director. The homeowner also suggested emailing the monthly meeting agendas. Management stated they will look into the cost overall, but that it is always sent upon request by a member.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported the concrete repairs/replacement near the Benchley Court greenbelt are scheduled to begin the end of October. Mr. Hirsch also stated he is working with Slade Landscaping to develop a planting plan for the greenbelt area adjacent to Village Center Road and asked that Greg Ray, Landscape Architect review the plan when available.

Summer Camp Report

Jenn Kestenbaum, FNDC director reported on the summer camp. Ms. Kestenbaum supplied the Board with her end of summer camp report. Suggestions for next year were to revamp the CIT program and look into different field trip options. Reasons for a decrease in profit were due to the minimum wage increase and the increase in extra staff. Also suggested was looking into a hydration station and possibly getting rid of the individual day registration option. The Board thanked Jenn Kestenbaum for all her hard work.

The Board also reviewed a summer camp refund/credit request regarding a family that overlooked the week they had registered for. The Board agreed on the no refund policy and that extra staff was hired to accommodate all.

Architectural Report

Todd Spiegel reported for the architectural committee. Mr. Spiegel reported the annual walkthrough is now completed. Several architectural applications have been submitted for review.

The following applications have been approved by the architectural committee.

Lot#0032	4523 Henley Court	Remodel
Lot#0340	4200 Beaucroft Court	Landscape
Lot#0409	4421 Beaconsfield Court	A/C Unit
Lot#0410	4411 Beaconsfield Court	Flat Roof
Lot#0487	31717 Bainbrook Court	Remodel/Roof
Lot#0613	31616 Village Center Road	Paint
Lot#0659	4210 Beaucroft Court	Paint/Roof

Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the July 31, 2018 Regular Meeting Minutes. Motion was seconded by Tony D'Amore and passed unanimously.

MOTION – A motion was made by Tony D'Amore to approve the July 31, 2018 Executive Session Meeting Minutes for hearings. Motion was seconded by Bill White and passed unanimously.

Financial / Delinquency Report

Tish Mathews presented the Financial/Delinquency Report. Ms. Mathews reported the total cash on hand as of August 31, 2018 is \$715,208.92. Tish Mathews also reported on the CD that matured 8/31/18 in which the bank matched the higher rate. All income year to date is in good shape.

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

Old Business

Tish Mathews supplied the Board with a report from the City of Westlake Village Traffic Committee regarding collisions and a speed survey throughout the neighborhood. According to the report, speeds have decreased since their last survey in February and March.

New Business

The Board reviewed a proposal from Concrete Surfacing Professionals to pressure wash and apply a sealer to the pool deck. Tony D'Amore stated he would like to get another opinion. Kelly Ray stated she will work on contacting another vendor to get his opinion.

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

Name	Event	Date
Non-Resident	Meeting	10/18/18
Resident	Party	11/10/18
Non-Resident	Party	12/08/18
Resident	Bat-Mitzvah	04/13/19

There being no further business the meeting adjourned at 8:20 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine

November Checklist

Planting

Green Manure. If you don't plan on growing winter vegetables, plant a cover crop like clover, fava bean, vetch, or annual rye in your empty vegetable beds instead. When you turn over the crop in the early spring, you'll be enriching the beds with inexpensive organic material. Legumes-all but the rye-also add nitrogen to the soil.

Winter Vegetables. Early November is an excellent time to start cool-season crops in many areas. Sow seeds of beets, carrots, chard, onions, parsley, peas, radishes, and turnips, and set out transplants of broccoli, cabbage, and other cole crops by midmonth. Continue to plant lettuces and other leafy crops from seed or transplants. Gardeners in the foothills and Central Valley can sow peas and spinach and plant garlic and onions.

Permanent Fall Color. Flowering shrubs that add color to the late fall garden include cape plumbago, Sasanqua camellias, pineapple sage other salvias, and daisy tree. Trees or shrubs with colorful fruit, such as persimmon, pomegranate, and strawberry or ones with bright berries, such as toyon, holly, pyracantha, and heavenly bamboo, are other possibilities. Don't forget deciduous trees. Gold-leafed ginkgo, orange-red Chinese pistache, and liquidambar (various shades) will color up reliably throughout Southern California, even near the coast.

Biennials. Cottage-garden favorites-canterbury bells, foxgloves, hollyhocks, and Queen Anne's lace-do best if planted in late fall. They will establish roots now and be ready to bloom on schedule come spring.



Maintenance

Prune Cane Berries. Old canes of blackberry, boysenberry, and loganberry should be cut back to the ground. Leave the new, smooth barked canes that grew this year to bear fruit next year. Don't cut the canes of low-chill raspberries now; wait until December or January.

Overseed Bermuda Grass. If you don't like the look of dormant grass, overseed with annual rye. Mow lawn short, scatter rye seed and compost, and water regularly until seed germinates.

Start a Compost Pile. Don't let your raked leaves and garden prunings go to waste. They're a good beginning for a compost pile in a hidden corner. Build a simple wire bin. Keep pile evenly moist and, to speed decomposition, turn every two weeks to aerate.

Weed Control

Stay Ahead of Weeds. Pull out annual bluegrass, chickweed, spurge, and other young weeds as they emerge. If they are not allowed to set seed, next year's weeding will be easier.

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.



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PROPERTY OWNERS ASSOCIATION
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www.firstneighborhood.org

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DATED MATERIAL
