

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. XLI No. 153 February 2020

Homeowners Meeting

The Board of Directors meets the fourth Wednesday of each month. The next meeting is Wednesday, February 26, 2020 at 7:00 p.m. in the Community Center Cardroom. 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.

Levine, 32036 Wallington Court

Stephanie & Wendy, 4445 Henley Court

Greenbelt News

For many years Tish Matthews served as the Emmons Company Association Manager for First Neighborhood and the Greenbelt never had a better friend. The Greenbelt Committee could always count on Tish for the support of our projects and guidance in working out the unique challenges we face.

We worked with Tish on flooded storm drains, sidewalk repair, tree planting, trimming, and removal, and butterfly gardens. She also used her designing skill and helped create our new rose gardens. Tish was always there and our Greenbelt never had a better friend.

Well, all good things must come to an end. Tish retired last month and has moved on to a new phase in her life. So the Greenbelt Committee wanted to say thank you Tish. Thank you for being a true champion for First Neighborhood's Greenbelt and beautifully guiding our ship for so many wonderful years.



Approved Architectural Applications

Lot#0058	4516 Belham Court Flat Roof
Lot#0108	4551 Wolsey Court Paint
Lot#0245	3922 Trowbridge Court Windows
Lot#0269	31764 Kentfield Court Paint, Gates
Lot#0303	31837 Village Brook Road Tree Removal
Lot#0321	31817 Tynebourne Court Walkway
Lot#0329	31933 Benchley Court Solar
Lot#0340	4200 Beaucroft Court Flat Roof
Lot#0343	31827 Langspur Court Remodel
Lot#0392	31908 Foxmoor Court Landscape
Lot#0409	4421 Beaconsfield Court Paint, Doors, Landscape
Lot#0577	4344 Hartfield Court Landscape
Lot#0595	4412 Sevenoaks Court Paint

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.

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!

CC&R Reminder

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.

The Sheriff's Department Community Tips

HOME SECURITY - Invest In It Now

If you were locked out of your house, would you still be able to get in? Maybe you keep an unlocked window in the back, a hidden key in your mailbox or on top of a window ledge? You may think this is a good idea, but guess what? If you can break in, so can a burglar! One out of ten homes will be burglarized this year. For a small amount of time and money you can make your home more secure and reduce your chances of being a victim.

Many burglars will spend no longer than 60 seconds to try breaking into a home. Good locks -- and good neighbors who watch out for each other -- can be big deterrents to burglars.

Check The Locks

Did you know that in almost half of all completed residential burglaries, thieves simply breezed in through unlocked doors or crawled through unlocked windows?

Make sure every external door has a sturdy, well-installed dead bolt lock. Key-in-the knob locks alone are not enough.

Sliding glass doors can offer easy access if they are not properly secured. You can secure them by installing commercially available locks or putting a broomstick or dowel in the inside track to jam the door. To prevent the door from being lifted off the track, drill a hole through the sliding door frame and the fixed frame. Then insert a pin in the hole. Lock double-hung windows with key locks or "pin" windows by drilling a small hole into a 45 degree angle between the inner and outer frames, then insert a nail that can be removed. Secure basement windows with grills or grates. Instead of hiding keys around the outside of your home, give an extra key to a neighbor you trust.

When you move into a new house or apartment, re-key the locks.

Community Center Calendar of Events February - March 2020

FEBRUARY 2020

Saturday 1	Party	9:00 a.m.
Tuesday 4	NCL	9:00 a.m.
Wednesday 5	NCL	9:00 a.m.
Friday 7	Cotillion	4:00 p.m.
Saturday 8	Party	9:00 a.m.
Sunday 16	Party	9:00 a.m.
Thursday 20	Westlake Island Meeting	5:00 p.m.
Saturday 22	Party	9:00 p.m.
Wednesday 26	Architectural/First Neighborhood HOA Meeting	7:00 p.m.

MARCH 2020

Friday 6	Cotillion	4:00 p.m.
Saturday 7	Party	9:00 a.m.
Saturday 14	Party	9:00 a.m.
Saturday 21	Party	9:00 a.m.
Sunday 22	Party	9:00 a.m.
Wednesday 25	Architectural/First Neighborhood HOA Meeting	7:00 p.m.
Saturday 28	Party	9:00 a.m.

Check The Doors

A lock on a flimsy door is about as effective as locking your car door but leaving the window down.

All outside doors should be metal or solid wood. If your doors don't fit tightly in their frames, install weather stripping around them. Install a peep-hole or wide-angle viewer in all entry doors so you can see who is outside without opening the door. Door chains break easily and don't keep out intruders.

Check The Outside

Look at your house from the outside. Make sure you know the following tips:

Thieves hate bright lights. Install outside lights and keep them on at night. Keep your yard clean. Prune back shrubbery so it doesn't hide doors or windows. Cut back tree limbs that a thief could use to climb to an upper-level window.

HOME SECURITY - Invest In It Now
Clearly display your house number so police and other emergency vehicles can find your home quickly.

If you travel, create the illusion that you're at home by getting some timers that will turn lights on and off in different areas of your house throughout the evening. Lights burning 24 hours a day signal an empty house.

Leave shades, blinds, and curtains in normal positions. And don't let your mail or newspapers pile up! Call the

post office and newspaper offices to stop delivery or have a neighbor collect it.

Make a list of your valuables - VCR's, stereos, computers, jewelry. Take photos of the items, list their serial numbers and descriptions. Check with law enforcement about engraving your valuables through Operation Identification.

Ask local law enforcement for a free home security survey.

Consider An Alarm

Alarms can be a good investment, especially if you have many valuables in your home, or live in an isolated area or one with a history of break-ins.

Check with several companies before you buy so you can decide what level of security fits your needs. Do business with an established company and check references before signing a contract. Learn how to use your system properly! Don't "cry wolf" by setting off false alarms. People will stop paying attention and you'll probably be fined.

Some less expensive options . . . a sound-detecting socket that plugs into a light fixture and makes the light flash when it detects certain noises, motion sensing outdoor lights that turn on when someone approaches, or lights with photo cells that turn on when it's dark, and off when it's light.

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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. 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 Christ, 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 Ari Averbach
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 (8:00 - 12:00 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 (8:00 am-12:00 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:

Tony D'Amore – President
Richard Shin – Vice President
Kelly Ray - Treasurer
Mark LaFave – Secretary
Abby Fitch – 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 • November 20, 2019

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, November 20, 2019 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Tony D'Amore called the meeting to order at 7:10 p.m.

Members Present and Constituting A Quorum

Tony D'Amore, President
Kelly Ray, Treasurer
Mark LaFave, Secretary

Others Present

Tish Matthews, The Emmons Company
Sharon Howard, The Emmons Company
Robin Hirsch, Greenbelt Committee
Todd Spiegel, Architectural Committee

Members Absent

Richard Shin, Vice President
Abby Fitch, Member-at-Large

Homeowners Present

There was one homeowner present at the meeting.

Homeowner Comments

A homeowner was present at the meeting to discuss with the Board the property at 31944 Watergate Court. After a lengthy discussion the Board stated the City of Westlake Village is also involved with the property. Management stated they will contact the City of Westlake Village regarding the homeowner's concerns.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported he met with Tony D'Amore, Tish Matthews and the landscape arborist regarding a greenbelt tree that is possibly interfering with a homeowners solar. The Board discussed this issue and agreed to modify the architectural application to include a disclaimer protecting the greenbelt trees. The arborist will submit a report for discussion at a future meeting.

Architectural Report

Todd Spiegel reported for the architectural committee. Mr. Spiegel discussed the new state law that will allow residents to install Accessory Dwelling Units on their property. Mr. Spiegel stated he will contact the City of Westlake Village to discuss their requirements. The Board also reviewed the current synthetic turf policy.

The following applications have been approved by the architectural committee.

Lot#0065	4501 Belham Court	Tree Removal
Lot#0103	4544 Wolsey Court	Paint
Lot#0312	31900 Benchley Court	Solar
Lot#0378	31906 Watergate Court	Paint
Lot#0397	31921 Foxmoor Court	Windows
Lot#0479	31724 Bainbrook Court	Paint

Approval of Minutes

Motion: A motion was made by Kelly Ray to approve the October 16, 2019 Regular Meeting Minutes. Motion was seconded by Mark LaFave and passed unanimously.

Motion: A motion was made by Kelly Ray to approve the October 16, 2019 Executive Session Meeting Minutes for a hearing. Motion was seconded by Mark Lafave and passed unanimously.

Management Report

Tish Matthews supplied the Board with a proposal from Thousand Oaks Plumbing regarding the greenbelt drain repair at Regents Court. The Board asked that another bid be obtained. The City of Westlake Village will recommend another company which will be contacted shortly.

Financial / Delinquency Report

Tish Matthews presented the financial report. Ms. Matthews reported the total cash on hand as of October 31, 2019 was \$835,781.31. All expenses are within budget year to date.

Motion – A motion was made by Tony D'Amore to approve the October financials. Motion was seconded Kelly Ray and passed unanimously.

Old Business

The Board discussed the 2020 summer camp program and asked management to place an article in the upcoming newsletter in search of someone looking for a senior leadership position. Kelly Ray and Mark LaFave volunteered to be the 2020 summer camp liaisons.

The Board revisited the proposal from Tom Foster construction in the amount of \$9,800 to replace the pool pergola. The Board agreed on the use of Douglas fir and requested the paint to match the colonnade. Tony D'Amore requested a drawing be emailed for review prior to installation.

MOTION – A motion was made by Tony D'Amore to approve the Tom Foster construction proposal in the amount of \$9,800. Motion was seconded by Kelly Ray and passed unanimously.

Tony D'Amore reported on the IDR meeting he and Richard Shin had with a resident regarding his architectural issue. The homeowner did not sign the IDR but did submit an application for architectural review.

Tony D'Amore also reported on the meeting that was held with the contractor for the pool deck. Mr. D'Amore stated Abby Fitch, Richard Shin, Tish Matthews and himself along with the contractor were present. After a lengthy discussion the contractor stated he would supply the Board with a proposal to redo the concrete at cost.

New Business

Tish Matthews presented the proposed budget for 2020 to the Board.

MOTION – A motion was made by Tony D'Amore to approve the 2020 Budget. Motion was seconded by Mark LaFave and passed unanimously.

The Board stated they would like to table the Board member responsibilities discussion to the January meeting.

Community Center Applications

The Board reviewed a refund request from a resident regarding their August 8, 2020 event. Due to another party interested in that date the Board approved the refund request in the amount of \$350.00.

MOTION – A motion was made by Tony D'Amore to approve the resident refund request in the amount of \$350.00. Motion was seconded by Kelly Ray and passed unanimously.

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

Name	Event	
Resident	Party	05/30/20
Non-Resident	Party	07/11/20

There being no further business the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Sharon Howard
Recording Secretary

Sunset Magazine

February Checklist

Planting & Shopping

Bare-Root Plants. Shop soon for bare-root berries, fruit and shade trees, grapes, roses, plus perennial vegetables, including artichokes, asparagus, and horseradish.

Cool-Season Crops. In coastal and inland areas and the high desert continue to sow beets, carrots, celery, chard kale, lettuce, mustards, onions, peas, potatoes, radishes, spinach, and turnips, plus herbs like cilantro, chervil, and dill. Set out seedlings of cabbage-family vegetables, including broccoli and cauliflower.

Cymbidium Orchids. Blooming plants are most plentiful this month. One good place to shop is the Spring Orchid Fair at the University of California at Irvine Arboretum (949-824-5833). Enjoy plants indoors while they're in bloom, then move pots outdoors.

Warm-Season Vegetables. In the low desert after midmonth, set out seedlings of eggplant, peppers, tomatoes, and other warm season crops, but be prepared to protect them with hot caps or row covers if a late frost threatens. In other areas, start seeds indoors for transplanting into the garden in six to eight weeks.

Spring Color. Set out bedding plants, including calendulas, dianthus, Iceland poppies, lobelia, snapdragons, stock, and sweet alyssum.

Summer Bulbs. Gladiolus corms are in good supply this month at nurseries. In coastal and inland gardens, get glads in the ground now so they'll bloom before thrips attack. Other summer blooming bulbs to plant now include crocosmia, dahlia, tigridia, tuberose, and tuberose begonia.



Maintenance

Dormant Pruning. Before new growth emerges, prune deciduous fruit and ornamental trees, grape and wisteria vines, roses, and summer-blooming shrubs. Wait to prune spring-flowering shrubs until after bloom. Also hold off on tropicals like hibiscus; it's too early to encourage growth.

Start Spring Feeding. Feed ground covers, shrubs, roses, perennials, and trees with a complete granular fertilizer or apply organic fertilizer such as well-rotted manure.

Water. If rains are light or sporadic, irrigate plants deeply. Keep seedbeds moist to encourage good germination, and water seedlings regularly until they get established.

Weed Control

Control Lawn Weeds. To prevent crabgrass and other annual weed seeds from germinating later this spring, apply a preemergent herbicide to lawns early this spring. If you prefer not to use a chemical herbicide, consider one of the corn gluten-based products such as Wow! (order from Gardens Alive; 812-537-8650).

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Burglars Do More Than Steal

Burglars can commit rapes, robberies, and assaults if they are surprised by someone coming home or pick a home that is occupied.

If something looks questionable -- a slit screen, a broken window or an open door -- don't go in. Call the police from a neighbor's house or a public phone. At night, if you think you hear someone breaking in, leave safely if you can, then call police. If you can't leave, lock yourself in a room with a phone and call police. If an intruder is in your room, pretend you are asleep.

Guns are responsible for many accidental deaths in the home every year. Think carefully before buying a gun. If you do own one, learn how to store it and use it safely.

Tips Regarding Your Vehicles

Always lock your vehicles. Never keep any valuables in plain view, I.E., laptops, cell phones, brief cases, purses, etc. Don't leave your garage doors open.

There's More You Can Do

Join a Neighborhood Watch group. If one doesn't exist, you can start one with help from local law enforcement.

Never leave a message on your answering machine that indicates you may be away from home. Rather than saying, "I'm not at home right now," say, "I'm not available right now."

Work with neighbors and local government to organize community clean-ups. The cleaner your neighborhood, the less attractive it is to crime.

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 8:00 a.m. - 12:00 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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DATED MATERIAL
