

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. 157 June 2020

Pool Update

As you are aware, the First Neighborhood pool has been closed due to state and Los Angeles County Covid-19 regulations. You may have heard or read that Los Angeles County has recently opened HOA pools in conjunction with strict guidelines pertaining to social distancing, cleaning and number of facility users. We do know that to comply we will have to hire staff and likely limit the hours of pool use. We also have been made aware that the restrooms located at Berniece Bennett Park will not be available anytime in the near future. The association would have to implement a cleaning and disinfection plan for frequently touched surfaces (monitored by staff that would need to be compensated) and ensure that adequate supplies to support healthy hygiene are put in place. The costs associated with this changed environment were obviously not anticipated in the POA 2020 budget. The costs related to putting these protocols into place which also includes limiting the amount of people using the pool to no more than 10 at a time are serious issues for the Board to consider in order to determine the best way to move forward with the pool. At this time, the Board has determined, under these strict restrictions, the pool cannot be operated in accordance with these rules.

We will advise you as soon as possible when the status of the pool changes.

The First Neighborhood Property Owners Association Board of Directors

For more information related to the Protocols for Reopening of Swimming Pools please visit: http://publichealth.lacounty.gov/media/Coronavirus/docs/protocols/Reopening_ResidentialSwimmingPools.pdf



Beautiful Home, 4246 Hartfield Court

Homeowners Meeting

The Board of Directors meets the fourth Wednesday of each month. The next meeting is the Annual Election meeting and is scheduled for Wednesday, June 24, 2020 at 7:00 p.m. Due to the Covid-19 pandemic the meeting will be held on zoom. If you have any questions or would like to attend via zoom please email showard@emmonsco.net prior to the meeting. Thank you and stay safe.

All meeting notices and meeting agendas are posted on the bulletin board at the Community Center.

Election Reminder

Just a reminder to return your ballot to the Inspectors of Election so that a quorum can be achieved. Three seats are open for a two year term. If you have misplaced your ballot you can contact The Emmons Company at (805) 413-1170 and one can be mailed to you.

First Neighborhood Summer Camp Update

Hello First Neighborhood Families, Due to the impact of the Coronavirus Pandemic, First Neighborhood Day Camp will not open for Summer 2020. There is no clear date as to when non-essential businesses like FNDC are going to be able to open. We are trying to be as proactive as we can to protect the families of First Neighborhood Day Camp. This is very disappointing to all of us. Our hope is that we can band together as a community to get through these difficult times. Please direct any questions to fndcamp@gmail.com or (818) 889-4802. Also follow us on Instagram @fndcamp.

The Sheriff's Department Community Tips

DANGERS OF DRINKING

Alcohol is the number one drug of choice for teenagers. Alcohol-related car crashes are the number one killer of teenagers in the United States. Alcohol is the number one drug problem in America.

If you think it can't happen to you, look around. Check your school's yearbooks for the last ten years. How many have been dedicated to a student who was killed in a drunk driving crash? Ask your friends how many people they know that have had bad things happen to them when they were drinking. You don't even have to be the one doing the drinking. Most teenage passenger deaths are the result of alcohol-impaired teenage drivers. No matter what the situation, drinking alcohol under the age of 21 is illegal.

How Alcohol Affects You

- You see double, speech slurs, you lose your sense of distance.
- Alcohol loosens inhibitions; you make bad judgments that can result in car crashes, unwanted pregnancy, sexually transmitted diseases, or rape.
- A significant proportion of violent crimes and vandalism among and by youth involve alcohol.
- Using alcohol can cost you your freedom. You can be grounded by parents, lose your driver's license, or even end up in jail.
- You can get sick or die of alcohol poisoning.
- Poor grades can be a result of alcohol use.

Be Aware of Advertising

Take a good look at how the alcohol industry is trying to convince people to use their products.

- Wine coolers are displayed in stores next to fruit drinks. Maybe they don't think you'll notice the difference between a fruit drink and one with alcohol.

- Different brands of beer and other alcoholic beverages are slipped into the movies you watch. They think if you see your favorite actor drinking it, you will too.
- The models on the beer commercials are always young, fit, and beautiful. But alcohol has plenty of calories and little nutritional value. Drinking it will not make you more fit or attractive.
- Advertisements feature celebrities and sports figures. But drinking will not make you famous or athletic.

Dangers of Drinking

- Alcohol advertisers are now trying to be more responsible by telling you not to drink and drive. But drunk driving is not the only way alcohol can affect your life.
- Advertisers hope you won't stop and think when you see their ads. Don't be conned. Use your best judgment and learn the facts.

Some More Facts About Alcohol

- The earlier young people start drinking and using drugs, the more likely they are to become addicted.
- Drinking coffee, taking a cold shower, or breathing fresh air will not sober you up. The only thing that sobers you up is time—at least several hours.
- One beer, one shot of whiskey, and one glass of wine all have the same amount of alcohol. Don't fall for the notion that beer and wine are less intoxicating than hard liquors.
- Only 3 to 5 percent of alcoholics are what we think of as bums. Most alcoholics are just like the people you know. Anyone can become an alcoholic -- young, old, rich, poor, married, single, employed, or out of work.
- Drinking alcohol does not quench your thirst; it causes dehydration.

- Alcohol interferes with your central nervous system. You lose balance, coordination, and judgment.
- Alcohol ages and damages the brain.
- Alcoholism is hereditary.
- Eight young people die in alcohol-related crashes every day.
- Teens who drink alcohol are 7.5 times more likely to use any illicit drug, and 50 times more likely to use cocaine than young people who never drink alcohol.
- You are breaking the law by buying or using alcohol before you are 21 years old.

Take Action

- Make a pledge with your friends that you will help each other avoid alcohol and other drugs. Leave parties where kids are drinking or taking drugs.
- If a friend or someone you know has passed out from drinking too much alcohol, turn the person on his or her side and call 911. Too much alcohol can cause the central nervous system, which controls breathing, to shut down. Death can result.
- Don't ride with someone who has been drinking. Call a taxi, your parents, or another relative or friend for a ride.
- Encourage someone you think has a drinking problem to get help. Go with them to Alcoholics Anonymous meetings or to meet with a counselor.
- Write ads for your school newspaper that make people aware of advertising gimmicks.
- If you belong to any club or other youth group, suggest that its members organize an anti-drinking project such as an alcohol-free post-prom, graduation, or New Years Eve party.
- Make a presentation to your school's PTA meeting about how teachers and parents can help kids avoid drugs and alcohol.
- Ask for help if someone is pressuring you to try alcohol or other drugs. Talk to someone you trust.

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 • April 22, 2020

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, April 22, 2020 via zoom.

Call to Order

President Tony D'Amore called the meeting to order at 7:00 p.m.

Members Present and Constituting A Quorum

Tony D'Amore, President
Richard Shin, Vice President
Kelly Ray, Treasurer
Mark LaFave, Secretary
Abby Fitch, Member-at-Large

Others Present

Pam Zegers, The Emmons Company
Sharon Howard, The Emmons Company
Robin Hirsch, Greenbelt Committee
Mason Markell, Summer Camp Director
One homeowner attended through zoom.

Homeowner Questions

A homeowner sent in a letter regarding the number of vehicles that are parking along the island at Village School Road next to the West Park Condos. The Board discussed the recent no parking signs that have been placed on the resident side of the island. The Board asked that management contact Mark Wessell, City Engineer to see if more can be done.

Summer Camp Report

Mason Markell reported on the summer camp. Mr. Markell supplied the Board with the 2020 projected camp budget and stated he is in the process of hiring staff. Interviews are currently being held through zoom. If camp is not able to open due to the state mandates regarding Covid 19 refunds will be offered.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch supplied the Board with a proposal from Treescapes to trim 9 large ash trees along the Henley Court and Deerpark Court greenbelt. Recently a lot of branches have fallen due to the heavy rains last year.

Robin Hirsch also reported on the butterfly gardens and the need to replant a few plants due to the harsh winter. Mr. Hirsch stated the greenbelt signage has also arrived and will be installed shortly.

MOTION – A motion was made by Tony D'Amore to approve the proposal from Treescapes to trim the 9 ash trees in the amount \$5,400.00. Motion was seconded by Richard Shin and passed unanimously.

Architectural Report

The following applications have been approved by the architectural committee.

Lot#0139	32010 Watergate Court	Remodel
Lot#0162	32021 Grenville Court	Fence/Gate
Lot#0275	31708 Kentfield Court	Windows
Lot#0322	31825 Tynebourne Court	Landscape/Fence/Gate
Lot#0368	31927 Kingspark Court	Landscape
Lot#0403	31928 Village Center Road	Windows
Lot#0515	4209 Abbingdon Court	Tree Removal
Lot#0521	4216 Abbingdon Court	Tree Removal
Lot#0540	31609 Village School Road	Roof
Lot#0577	4344 Hartfield Court	Wood Siding

Approval of Minutes

MOTION – A motion was made by Abby Fitch to approve the February 26, 2020 Regular Meeting Minutes. Motion was seconded by Kelly Ray and passed unanimously.

MOTION – A motion was made by Richard Shin to approve the February 26, 2020 Executive Session Meeting Minutes for hearing/legal. Motion was seconded by Mark LaFave and passed unanimously.

MOTION – A motion was made by Tony D'Amore to approve the March 16, 2020 Executive Session Meeting Minutes for legal/covid 19. Motion was seconded by Kelly Ray and passed unanimously.

MOTION – A motion was made by Tony D'Amore to approve the March 25, 2020 Regular Meeting Minutes. Motion was seconded by Kelly Ray and passed unanimously.

Management

Pam Zegers reported the Regents Court storm drains have been repaired. Reimbursement has been received from the City of Westlake Village covering 50% of the cost. There was also a soil issue in that area that has been addressed by Slade Landscaping.

Financial / Delinquency Report

Pam Zegers presented the financial report. Ms. Zegers reported the total cash on hand as of March 31, 2020 was \$819,825.18. Currently refunds are being given to community center rental cancelations.

MOTION – A motion was made by Tony D'Amore to approve the February & March financials. Motion was seconded Abby Fitch and passed unanimously.

Old Business

The Board reviewed the notice of candidates for the upcoming election. There are 3 open positions with 4 candidates running. Ballots will be mailed mid-May. The Annual Meeting and Election of Directors is scheduled for Wednesday, June 24 at 7:00 pm.

New Business

The Board also reviewed the 2019 Audit Report submitted by Scott Krivis & Company.

MOTION – A motion was made by Tony D'Amore to approve the 2019 Audit Report. Motion was seconded by Richard Shin and passed unanimously.

Correspondence

The Board discussed an email from a resident regarding the HOA Assessments during this pandemic. The Board stated they have a fiduciary duty to keep the Association operational therefore discussed offering a payment plan to anyone who requests it.

Community Center Applications

Date	Event	Party	Rescheduled
03/21/20		Party	Rescheduled
03/28/20		Party	Canceled – Refund
04/03/20		Cotillion	Canceled
04/18/20		Party	Rescheduled
04/25/20		Party	Rescheduled
05/02/20		Party	Canceled – Refund
05/16/20		Party	Rescheduled
05/24/20		Party	Canceled – Refund
05/30/20		Party	Rescheduled
09/06/20		Party	Canceled - Refund

There being no further business the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Sharon Howard
Recording Secretary

Sunset Magazine

June Checklist

Planting

Plant Subtropicals. They're widely available in nurseries now and grow quickly in warm weather. Many will provide garden color well into winter. Choices include banana, bird of paradise, cestrum, ginger, hibiscus, palms, philodendron, and tree ferns. And don't forget flowering vines. Look for bougainvillea, bower vine, mandevilla, stephanotis, thunbergia, and trumpet vine.

Plant in Shady Spots. The soil in the northern and eastern exposures near walls is finally warming up. It's a good time to add ornamentals to these cool spots. Good choices include abutilon, clivia, coral bells, hydrangea, Japanese anemone, and shrubby fuchsias.

Plant Summer Vegetables. Set out transplants of cucumbers, eggplant, melons, peppers, and tomatoes. Sow seeds of beans, corn, cucumbers, New Zealand spinach, okra, and squash. Coastal gardeners can squeeze in another harvest of leaf lettuce. High-desert gardeners can plant short-season varieties of beans, corn, cucumbers, melons, pumpkins, squash, and tomatoes.

Plant Summer Annuals. Fill empty spots in the garden with heat lovers like ageratum, portulaca, verbena, vinca, and zinnias.

Maintenance

Feed Actively Growing Plants. Roses, lawns, annual flowers and vegetables, container plants, and just about anything actively growing in the garden will benefit from fertilizing now. Don't feed natives or drought tolerant Mediterranean's, though.

Treat Iron Deficiencies. If gardenias, citrus, and other susceptible plants exhibit yellowish leaves with green veins, they may not be getting enough iron. To correct, apply iron chelate as a soil drench or foliar spray, following package directions.



Divide Irises. Crowded or poorly clumps of bearded irises can be divided now. Discard woody centers, rooted portions, and rhizomes without leaves and divide remainder. Each division should have one fan of leaves, a young rhizome, and developed roots. Shorten leaves with scissors to compensate for root loss before replanting. If you garden in the high desert wait until October to divide.

Reset Lawn Mower Heights. Let tall fescues grow taller to shade roots and conserve soil moisture. Set blades to cut at 2 to 3 inches. Bermuda, on the other hand, should be cut shorter. Set blades to trim at 1 inch. Zoysia, St. Augustine, and kikuyu grass can be cut even shorter.

Pest Control

Combat Rose Pests. Along the coast "June gloom" creates ideal conditions for powdery mildew. Combat by hosing off foliage frequently in the early morning to wash off spores or spray with 1 tablespoon each of baking soda and fine grade horticultural oil diluted in a gallon of water. Avoid spraying when temperatures exceed 85 degrees. Inland, start watching for spider mites.

Wash Away Pests. Aphids, mites, thrips, whiteflies, and other insect pests can be kept to manageable levels with water. Use a strong jet to dislodge from plant leaves. Avoid pesticides: they kill beneficial insects, too.

Greenbelt News

We constantly marvel at the many wonders of our Greenbelt. Imagine a beautiful strip of land filled with trees, flowers and meandering pathways and it is right outside your door. Fortunately, the founders made it part of the First Neighborhood plan and the rest, as they say, is history.

Fifty plus years later, our Greenbelt has taken on a new role. Today the Greenbelt is our refuge. In spite of the horrific pandemic, and the frightening civil unrest that is gripping SoCal, the Greenbelt remains the one place we can all go and feel some sense of safety and even more importantly, normalcy. Regardless of what is happening in the outside world our Greenbelt still gives us a place to say hi to neighbors, walk our dogs, and watch and listen to the sound of laughing children. It truly is the heart and soul of our community. We cannot imagine life without our Greenbelt. How lucky for us to live in First Neighborhood. Be safe out there neighbors. See you on the Greenbelt.

Approved Architectural Requests

- #0094 4511 Coolhaven Court Wall
- #0198 32036 Wallington Court Remodel
- #0363 31900 Kingspark Court Roof
- #0390 31922 Foxmoor Court Paint
- #0408 4427 Beaconsfield Court Paint
- #0451 4323 Hartfield Court Landscape, Paint, Tree Removal
- #0475 31750 Bainbrook Court BBQ/Patio Cover
- #0481 31710 Bainbrook Court Solar/Roof/Paint
- #0532 4226 Orchardview Court Landscape/Paint/Tree Removal



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DATED MATERIAL
