

# 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. XXXVII No. 99 November 2014

## 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.

*Darrin & Kyong, 4433 Henley Court*

*Mark & Julie, 4432 Sevenoaks Court*

*Richard & Sharon, 4418 Guildhall Court*

*Scott & Gina, 32000 Foxmoor Court*

*Tyrone & Carolyn, 4301 Hartfield Court*

## Important Greenbelt News

On Sunday afternoon October 26, two boys wearing black sweatshirts cruised down the Greenbelt with a can of spray paint. They tagged a tree and a wall vine with obscene graphic images. They then stopped at one of our benches and proudly sprayed their tag signs. Yes, this happened in First Neighborhood.

The matter was turned over to the sheriff that day and an investigation is under way. If anyone saw anything that might aid in this investigation, please contact Sharon at the First Neighborhood office; 818-889-0632. You can be anonymous if you wish, but we beg you to come forward.

This event is disturbing on so many levels. We have a beautiful community that has become a highly coveted place to live. Unfortunately, there are a few among us who are disrespectful and don't understand the value of the community we are proud to call home. We need to work together to maintain this incredible lifestyle that we all enjoy. We owe it to those who came before us and we owe it to those who will follow.

Please join us in the effort to keep the First Neighborhood star shining.



## Beautiful Home ~ 4376 Deerpark Court

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

### Malibu Lost Hills Station Joins Nextdoor.com

Hello, my name is Lieutenant Jennifer Seetoo, and I am pleased to announce the Malibu Lost Hills Sheriff's Station will be using Nextdoor.com to facilitate virtual neighborhood watch and foster neighbor-to-neighbor communications. Nextdoor is a tool for us to effectively share information on crime prevention and safety, public events, and emergency notifications. You can expect to receive local crime and safety updates from the Malibu Lost Hills Sheriff's Station on Nextdoor. Please be assured that your website remains private. Sheriff's personnel will not be able to see any of the content on your neighborhood website, except for the direct replies to our posts. Please be aware that Nextdoor is not the appropriate way to request emergency services, police services, report criminal or suspicious activity, file a report, etc. If you require emergency services, please call 911. For non-emergency concerns, please call the Malibu Lost Hills Sheriff's

Station business line at (818) 878-1808. We look forward to connecting with you on Nextdoor to build stronger, safer neighborhoods throughout the Sheriff's Malibu Lost Hills Station policing areas. Please join Nextdoor.com and download the app on your smart phone.

### Garage Sale Reminder

We have received several complaints regarding multiple garage sales in the neighborhood and are asking that you limit your garage sales to once a year. Per the Municipal code 9.5.030-Accessory uses – item 3 clearly states no more than one garage sale per calendar year per dwelling unit is allowed. The City will enforce this code so please remember one garage sale per year, per unit is allowed.

### Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, November 19, 2014 at 7:00 p.m. in the Community Center cardroom. All homeowners are invited to attend.

# 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.

If you have questions, please contact Deputy Shawn Brownell at (818) 878-1808 extension 3103.

## Community Center Calendar of Events November-December 2014

### NOVEMBER 2014

Saturday 1	Party	9:00 a.m.
Wednesday 5	Girl Scouts	12:30 p.m.
Friday 7	Cotillion	4:00 p.m.
Saturday 8	Party	9:00 a.m.
Sunday 9	Party	9:00 a.m.
Saturday 15	Party	9:00 a.m.
Sunday 16	Party	9:00 a.m.
Wednesday 19	Architectural/First Neighborhood POA Meeting	6:30 p.m./7:00 p.m.
Thursday 20	Meeting	4:00 p.m.
Friday 21	Party	9:00 a.m.
Saturday 29	Party	9:00 a.m.

### DECEMBER 2014

Wednesday 3	Girl Scouts	12:30 p.m.
Friday 5	Cotillion	4:00 p.m.
Saturday 6	Party	9:00 a.m.
Saturday 13	Party	9:00 a.m.
Friday 19	Preschool sing-a-long	11:00 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 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. Dr. Richard H. Thompson, Pastor  
32111 Watergate Road - Westlake Village, 91361

United Methodist Church  
of Westlake Village ..... (818) 889-5431  
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:

Brad Halpern - President  
Don Miller - Vice President  
Kelly Ray - Treasurer  
Sophie Brown - Secretary  
Bill White - Member-At-Large

#### Architectural Committee:

Sherry Crakow  
Tony D'Amore  
Al MacDonald  
Janie McKay  
Len Polan  
Rich Shin

#### Greenbelt Committee:

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

#### Notes

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## Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • September 18, 2014

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Thursday, September 18, 2014 at the First Neighborhood Community Center at 31830 Village Center Road.

### Call to Order

President Brad Halpern called the meeting to order at 7:02 p.m.

Members Present and  
Constituting A Quorum  
Brad Halpern, President  
Don Miller, Vice President  
Kelly Ray, Treasurer  
Sophie Brown, Secretary

### Members Absent

Bill White, Member-at-Large

### Others Present

Roy McGinnis, Security  
Bruce Gruver, Greenbelt Committee  
Sharon Howard, Recording Secretary  
Tish Matthews, Association Manager

### Homeowners Present

There were four homeowners present at the meeting.

### Homeowner Comments

A homeowner expressed his concern regarding a portable toilet located in the driveway for several weeks of one of his neighbors. Management stated they have contacted the City of Westlake Village and the resident regarding this issue and will follow up on it.

Roy McGinnis was present at the meeting to bring the board up to date on several complaints regarding a home on Dunraven Court that seems to have multiple tenants and several cars parked on the streets. After a lengthy discussion the Board agreed to contact the City for assistance and call the homeowner in for a hearing.

### Greenbelt Report

Bruce Gruver reported on the greenbelts. Mr. Gruver supplied the Board with two proposals to do sidewalk repairs in the greenbelt. The Board agreed to approve the lower bid which was Tom Foster Construction.

MOTION – A motion was made by Don Miller to approve the Tom Foster Construction concrete repair bid. Motion was seconded by Kelly Ray and passed unanimously.

### Summer Camp Report

Steve Scifres, Summer Camp Director supplied the Board with his end of summer camp report. Mr. Scifres reported the camp enrollment had a total of 245 campers, 73 were first neighborhood residents and 172 were non-residents. The camp enrollment had an increase of 20% which increased the overall earned income by \$29,094. Steve Scifres also made recommendations for the 2015 summer camp. The Board thanked Steve Scifres for his outstanding job and stated he will truly be missed.

### Architectural Report

The following applications have been approved by the Architectural Committee:

Lot#0074	4511 Greengate Court	Solar
Lot#0151	32055 Kingspark Court	Solar Tube
Lot#0173	32014 Grenville Court	Solar
Lot#0277	31701 Kentfield Court	Tree Removal
Lot#0319	31803 Tynebourne Court	Fence
Lot#0328	31925 Benchley Court	Tree Removal
Lot#0507	4222 Hartfield Court	Garage Door
Lot#0532	4226 Orchardview Court	Landscape, Tree Removal
Lot#0542	31623 Village School Road	Garage Door

### Management Report

Tish Matthews reported the additional security cameras should be installed at the pool area in the next few weeks along with the DVR upgrade.

Tish Matthews supplied the Board with a bid from Slade Landscaping to install seven smart controllers throughout the greenbelts. Ms. Matthews stated there is a \$35.00 rebate per station and a total of 87 stations which will save the Association \$3,045. The total cost would be \$2,786.

MOTION – A motion was made by Don Miller to approve the smart controller bid from Slade Landscaping. Motion was seconded by Sophie Brown and passed unanimously.

### Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the July 16, 2014 Regular Minutes. Motion was seconded by Sophie Brown and passed unanimously.

### Financial / Delinquency Report

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of August 31, 2014 is \$594,817.80. Income is currently over budget due to assessments, late charges collected and clubhouse fees.

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

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

### Old Business

Kelly Ray reported a meeting has been scheduled with Greg Ray, Tish Matthews and the contractor to discuss the landscape plan for Freedom Square. Brad Halpern asked if the entry gate could be started prior to the landscaping.

Tish Matthews supplied the Board with two proposals to pressure wash, prime and repaint the front and back colonnades. The Board chose the lower bid which was Premier Painting at \$8,427.00. The City owns 30% of the front Colonnade for which the Association will be reimbursed.

MOTION – A motion was made by Kelly Ray to approve the Premier Painting bid in the amount of \$8,427.00. Motion was seconded by Don Miller and passed unanimously.

### New Business

Tish Matthews reported she and Don Miller met with the City of Westlake Village regarding the condition of the outer slump stone walls surrounding the neighborhood. After a lengthy discussion the Board agreed to address this issue next year during the City Beautification Grant Program.

The Board discussed the condition of the pool decking and asked management to obtain bids for replacement. Tish Matthews stated she will contact Darin Anderson of Anderson Pools to find out why the decking has failed.

The Board discussed and updating the appearance of the association's website. The cost for the update is \$325. Wheaton Website Services also offered to host the website with a discount. After a discussion, the board decided to maintain control of the hosting.

MOTION – A motion was made by Don Miller to approve the update for the website from Wheaton Website Services for \$325. Motion was seconded by Sophie Brown and passed unanimously.

The Board reviewed the discussed the 2014 Reserve Study. The Board agreed to approve Funding Plan 3 which will take affect for fiscal year 2015.

MOTION – A motion was made by Kelly Ray to approve 2014 Reserve Study using Funding Plan 3. Motion was seconded by Don Miller and passed unanimously.

The Board discussed the architectural appeal from lot #0477 regarding a fence between her and her neighbor. The Board agreed to approve the application as long as the neighbor signs the fence application.

### Community Center Applications

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

Name	Event	Date
Resident	Party	10/25/14
Resident	Party	11/15/14
Resident	Party	11/21/14
Non-Resident	Party	04/11/15
Non-Resident	Party	06/13/15

There being no further business the meeting adjourned at 9:04 p.m.

Respectfully submitted,  
Sharon Howard, Recording Secretary

# Sunset Magazine

## October 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.

### 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!

### 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

Approved Architectural Applications	
#0088	4518 Coolhaven Court Fence Replacement
#0194	32031 Wallington Court Solar Panels
#0295	31761 Bedfordhurst Court Windows, Doors
#0328	31925 Benchley Court Landscape, Paint
#0334	31922 Lyndbrook Court Paint
#0359	31924 Kingspark Cour Tree Removal
#0556	31665 Village School Road Driveway, Walkway
#0586	4439 Sevenoaks Court Landscape
#0610	4410 Henley Court Landscape
#0650	4403 Regents Court Roof, Door



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www.firstneighborhood.org

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Please go to our website  
[www.firstneighborhood.org](http://www.firstneighborhood.org)  
to be added to the email  
distribution of the monthly newsletter.

**DATED MATERIAL**

## Electronic Communication Consent for POA Documents



We are asking all homeowners in the First Neighborhood Property Owners Association to authorize us to communicate with you by e-mail in lieu of first class mail, specifically for annual mailings such as the budget and audit reports, as well as newsletters, quarterly billing statements, and other documents concerning the Association. Any electronic record satisfies the "in writing" requirement, as long as it comes in a form that can be retained electronically or printed as per 2014 Davis Stirling Act 4035-4045. Transmitting the documents by e-mail will reduce printing and mailing costs for your Association. We would also be able to contact you quickly in case of an emergency in the community.

You can print out the form authorizing  
consent from the association website:

[www.firstneighborhood.org](http://www.firstneighborhood.org)

We urge you to sign up for this method of communication if you have e-mail. If you do sign up, but change your mind in the future, you may revoke your consent at any time by notifying us in writing that you wish to do so.