

# 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. XXXVIII No. 108 December 2015

## Greenbelt News

I was up early one recent December morning. Happened to look up and saw a beautiful sunrise, which got me to thinking. Almost every day now it seems that we are witness to an act of horrific violence somewhere in the world. Almost every day now it seems some individual or group decides that violence is the answer.



On this morning though, everything was so still and quiet here in First Neighborhood. The squirrels were dancing across the grass and the birds were foraging for food. All was as it always is, quiet and peaceful, just the way it should be.

Sure wish there was a way to bottle up the ambience of First Neighborhood and spray it across the world. Sure wish that everyone everywhere could experience a taste of what we experience every morning as the sun rises over our Greenbelt.

Happy Holidays Neighbors from the Greenbelt Committee  
*Robin, Bruce, and Allisyn*

## First Neighborhood Holiday Schedule

The First Neighborhood office will be closed December 23th, 24th, 25th, & 31st, 2015 and January 1st, 2016. Have a wonderful holiday!



## Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, January 20, 2016 at 7:00 p.m. in the Community Center Cardroom. All homeowners are invited to attend.

## 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.

## 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.

*James & Maren  
31817 Langspur Court*

## Christmas Tree Recycling

Christmas trees will be picked up with your green waste on trash day. Please remove all tinsel, lights and the stand. If you have a large tree please cut it in half, the smaller trees can go right in your trash barrel.

## Street Cleaner

The street cleaner comes every Thursday. So remember to get your cars off the street so the entire neighborhood can be cleaned. Thank you.

# The Sheriff's Department Community Tips

## Holiday Safety

This holiday season, don't let the spirit of giving lull you into giving burglars, muggers, and pickpockets a better chance to do their dirty work. Crooks love the holidays as much as everyone else, but chiefly because it's an opportune time for crime.

Homes jam-packed with glittering gifts. Stores, malls and downtown streets teeming with unsuspecting shoppers. People rushing around, stressed out and careless, looking for last-minute gifts, trying to get everything done. It's enough to make a crook giddy with holiday joy. Here are some tips on how to celebrate safely this holiday season:

### If you're traveling

- Get an automatic timer for your lights.
- Ask a neighbor to watch your home, and park in the driveway from time to time.
- Don't forget to have mail and newspapers collected by a neighbor. If it piles up, it's a sure sign you're gone.

### If you're out for the evening

- Turn on lights and a radio or TV so it looks like someone's home.
- Be extra cautious about locking doors and windows when you leave, even if it's just for a few minutes.
- Don't display gifts where they can be seen from outside.

### If you're shopping

- Stay alert and be aware of what's going on around you.
- Park in a well-lighted space and be sure to lock the car, close the windows and hide shopping bags and gifts in the trunk.
- Avoid carrying large amounts of cash; pay with a check or credit card whenever possible.
- Deter pickpockets and purse-snatchers. Don't overburden yourself with packages. Be extra careful with purses and wallets. Carry a purse close to

## Community Center Calendar of Events December - January 2015

### DECEMBER 2015

Friday 4	Cotillion	4:00 p.m.
Saturday 5	Party	9:00 a.m.
Saturday 12	Party	9:00 a.m.
Sunday 13	Party	9:00 a.m.
Friday 18	Preschool Sing-a-long	9:00 a.m.
Saturday 19	Party	9:00 a.m.
Sunday 20	Party	9:00 a.m.

### JANUARY 2016

Friday 8	Cotillion	4:00 p.m.
Saturday 16	Party	9:00 p.m.
Wednesday 20	Architectural First Neighborhood HOA Meeting	6:30 p.m. 7:00 p.m.

your body, not dangling by the straps. Put a wallet in an inside coat or front pants pocket.

- Shopping with kids? Teach them to go to a store clerk or security guard if you get separated.

If a stranger comes to the door, beware

Criminals sometimes pose as couriers delivering gifts. And it's not uncommon for people to try to take advantage of other's generosity during the holidays by going door-to-door for charitable donations when there's no charity involved. Ask for identification and find out how the funds will be used. If you aren't satisfied, don't give. Help a charitable organization you know and like instead.

Last but not least, don't let holiday stress get the best of your holiday spirit. Make time to get together with family, friends and neighbors. And think about reaching out in the spirit of the season and helping someone who's less fortunate or lonely.

Do your part to make the holidays a safe and happy time for everyone - except criminals.

### Take a holiday inventory

The holidays are a good time to update "or create" your home inventory. Take photos or make videos of items and list descriptions and serial numbers. If your home is burglarized, having a detailed inventory can help identify stolen items and make insurance claims easier to file. Make sure things like TV's, VCR's, stereo equipment, cameras, camcorders, sports equipment, jewelry, silver, computers, home office equipment and power tools are on the list. Remember to check it twice!



## 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. 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:

Sophie Brown - President  
Don Miller - Vice President  
Kelly Ray - Treasurer  
Tony D'Amore - Secretary  
Bill White - Member-At-Large

#### Architectural Committee:

Todd Spiegel  
Jane Heiting  
Janie McKay  
Rich Shin  
Michael Harris

#### 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 • October 21, 2015

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, October 21, 2015 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

Vice President Don Miller called the meeting to order at 7:00 p.m.

Members Present and Others Present

- Constituting A Quorum Todd Spiegel, Architectural Committee
Sophie Brown, President Robin Hirsch, Greenbelt Committee
Don Miller, Vice President Jenn Kestenbaum, Summer Camp Director
Kelly Ray, Treasurer Sharon Howard, Recording Secretary
Tony D'Amore, Secretary Tish Matthews, Association Manager
Bill White, Member-at-Large

Homeowners Present

There were four homeowners at the meeting.

Homeowner Comments

A homeowner expressed her concern regarding several dogs that are off leash in the neighborhood and greenbelts. The homeowner stated this issue has increased and discussed the liability it may cause if someone is harmed.

A homeowner also expressed her concern regarding a recent break-in in the neighborhood. Robin Hirsch stated he spoke to Deputy DeSantis of the Lost Hills Sheriff's Department regarding a Neighborhood Watch Program. Each street would need to be involved with a lead for the program. Tish Matthews stated a notice could be placed in the newsletter once the program is established.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch stated he is moving forward with the street plaques for the naming of the greenbelts. Robin Hirsch asked if the Board would like to include the intersecting streets as well. The Board agreed to add the additional streets.

Mr. Hirsch also reported on the off leash dog issue and stated he has contacted Animal Control who has confirmed this issue has increased. Animal Control recommended using their quad vehicle to patrol the greenbelts. Robin Hirsch asked the Board if they would like to use the quad service from Animal Control as was done in past years. Kelly Ray stated she would like to see Animal Control out more often but not using the quad patrol due to the noise a motorized vehicle can make.

MOTION - A motion was made by Sophie Brown to not allow the quad patrol from Animal Control but request an increase in their presence. Motion was seconded by Tony D'Amore and passed 4-1.

Architectural Report

Todd Spiegel reported for the Architectural Committee. Mr. Spiegel reported several applications have been submitted recently for home improvements. Mr. Spiegel also stated he would like to put together a policy for solar panels.

The following applications have been approved by the architectural committee:

Table with 3 columns: Application Number, Address, and Requested Work. Includes entries like #0090 4530 Coolhaven Court Roof, #0215 31912 Richgrove Court Landscape, etc.

Summer Camp Report

Jenn Kestenbaum, Summer Camp Director reported on her end of the year report for FNDC. Overall 327 campers were enrolled with 114 of those campers brought in from Conejo Deals. Ms. Kestenbaum stated she would like to keep the LIT program which gives the older kids a sense of leadership. The net for this year was approximately \$40,000. The summer was very successful with positive feedback from the parents. The Board thanked Jenn Kestenbaum and her staff for an outstanding summer.

Approval of Minutes

MOTION - A motion was made by Kelly Ray to approve the September 16, 2015 Regular Minutes. Motion was seconded by Bill White and passed unanimously.

MOTION - A motion was made by Don Miller to approve the September 16, 2015 Executive Minutes for hearings. 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 September 30, 2015 is \$634,527.19. Currently income is over budget. Tish also reported on a camp check from a non-resident returned for insufficient funds. After multiple attempts by the camp director and bookkeeper, payment has not been made. The board agreed that a final letter be sent to the parent and if not paid, a report will be filed with the sheriff's office to collect.

MOTION - A motion was made by Kelly Ray to approve September Financials. Motion was seconded by Bill White and passed unanimously.

MOTION - A motion was made by Tony D'Amore to approve the September Delinquency Report. Motion was seconded by Don Miller and passed unanimously.

Management Report

Tish Matthews reported on a new bill going into effect January 1, 2016 which allows homeowners to install a clothesline in their backyard. The bill does prohibit the balcony, railing, awning, or other part of a structure from qualifying as a clothesline. Ms. Matthews also reported the vendor that was hired to do the lettering on the new wall at Freedom Square has dropped out. A new vendor has been contacted and the lettering should be applied to the wall shortly.

Old Business

Tish Matthews stated she is still in the process of finalizing the bids for the pool deck renovation.

New Business

The Board discussed the speed limit increase that was recently raised along Royal Glen and Village Brook Road. Kelly Ray stated she contacted the City Care system and had received a response from Mark Wessel, the City Traffic Engineer. Tony D'Amore stated the neighborhood needs to be considered as a school zone and asked that a new survey possibly be done. The Board asked management to contact the City and arrange for a special meeting with the traffic engineer.

Tish Matthews supplied the Board with a proposal from Slade Industrial Landscaping for a 3.00% increase which will take effect January 1, 2016.

MOTION - A motion was made by Bill White to approve the Slade Industrial Landscaping increase of 3.00% effective January 1, 2016. Motion was seconded by Don Miller and passed unanimously.

Tish Matthews supplied the Board with a proposal from Wayne Nakamura Wrought Iron for \$1,795 to repair/replace several wrought iron posts around the pool and community center.

MOTION - A motion was made by Kelly Ray to approve the proposal from Wayne Nakamura Wrought Iron in the amount of \$1,795 to repair/replace the wrought iron posts. Motion was seconded by Tony D'Amore and passed unanimously.

Tish Matthews presented the 2015-2016 insurance renewal proposal from LaBarre/Oksnee Insurance Agency with a 3% increase over the previous year.

MOTION - A motion was made by Sophie Brown to approve the 2015-2016 insurance renewal from LaBarre/Oksnee for \$30,397. Motion was seconded by Tony D'Amore and passed unanimously.

Tish Matthews also presented the proposed budget for 2016 and asked the Board to review.

Correspondence

The Board reviewed a letter from a resident regarding the noise coming from Stonehaus/Bogies. The Board asked management to contact the resident and let him know the Association is also in communication with the City of Westlake Village regarding this issue.

The Board also discussed a letter from a resident regarding not allowing non-profit group articles in the newsletter. The Board will take this suggestion into consideration.

Community Center Applications

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

Table with 3 columns: Name, Event, Date. Lists approved applications like Resident Meeting 11/13/15, Non-Resident Party 02/20/16, etc.

There being no further business the meeting adjourned at 9:00 p.m.

Respectfully submitted, Sharon Howard, Recording Secretary

# Sunset Magazine December Checklist

## Planting

**Buy Bare-Root plants.** Gardeners in coastal, inland, and low desert regions can begin planting bare-root this month. Roses show up at nurseries first. It's a good idea to shop early for the best selection. Later this month and early next month, deciduous fruit trees, cane berries and grapes, and perennial vegetables such as artichokes and asparagus will begin arriving. Plant all as soon as possible. Do not allow roots to dry out. If the ground is too wet for immediate planting, cover roots with soil or plant temporarily in containers.

**Plant Winter Vegetables.** Plant replacement for the winter crops you harvest. Beets, carrots, chard, kale, head and leaf lettuces, mustard, peas, radishes, and spinach can go in from seed. Broccoli, brussels sprouts, cabbage, and cauliflower do best started as seedlings.

**Finish Planting Bulbs.** Coastal, inland, and low-desert gardeners can continue to plant spring-blooming bulbs, including crocus, hyacinths, and tulips that have been prechilled at least six weeks.

## Maintenance

**Care for Christmas Trees.** To prolong the freshness of a cut tree, saw an inch off the bottom of the trunk, then store the tree in a bucket of water in a shady area outdoors. When ready to bring it indoors, saw off another inch of the trunk before setting the tree in a stand filled with water. Keep the reservoir full (check it daily during the first week). It's best to keep living trees outdoors until shortly before the holidays. Don't leave them indoors longer than two weeks.



**Protect Frost-Sensitive Plants.** Move tender container plants under the eaves or indoors when cold weather is predicted. Cover plants in the ground with perforated plastic or burlap supported by some kind of frame that will keep the cover from touching the foliage (such as four tall stakes).

## Pest Control

**Apply Dormant Spray.** As soon as their leaves fall, spray deciduous flowering and fruit trees with dormant oil to smother overwintering aphids, mites, and scale. If you haven't already treated trees for peach leaf curl, do so now. Add lime sulfur or fixed copper to the dormant oil. Spray branches, crotches, and trunk, as well as the ground beneath the tree's drip line. If it rains within 48 hours of spraying, repeat the treatment. Spray again at the height of dormancy and at the first bud swell. Gardeners at upper elevations or in the high desert can treat roses with dormant spray now, too.

**Prevent Beetle Damage.** Prune eucalyptus, pine and other trees susceptible to bark beetles now, while beetles are inactive. Chip the prunings or cover the firewood tightly with a trap to prevent beetles from laying eggs. (Beetles lay eggs on dead as well as live wood.)

## CC&R Highlights

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](http://www.firstneighborhood.org), or you can stop by the First Neighborhood Office at the Community Center.)

## 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!

## Approved Architectural Applications

- #0043 4617 Sevenoaks Court  
Landscape
- #0140 32000 Watergate Court  
Roof, Paint
- #0165 32039 Grenville Court  
Tree Removal, Windows,  
Doors, Landscape
- #0244 31976 Doverwood Court  
Rain Gutters
- #0326 31911 Benchley Court  
Solar Panels
- #0472 31749 Bainbrook Court  
Solar Panels
- #0555 31661 Village School Road  
Landscape



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PROPERTY OWNERS ASSOCIATION  
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Westlake Village CA 91361  
www.firstneighborhood.org

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***DATED MATERIAL***

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