

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. XXXIX No. 114 June 2016

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting which is the Annual Meeting is Wednesday, June 15, 2016 at 7:00 p.m. in the Community Center Cardroom. Nominations for the Board will be closed at this meeting. All homeowners are invited to attend.

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

Welcome New 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.

*John & Brigid, 4235 Hartfield Court
Neil & Ginger, 4447 Beaconsfield Court
Thomas & Karin, 4216 Beaufort Court*

Greenbelt News

Sadly, the drought is taking its toll on our Greenbelt. Several young trees have succumbed to the harsh growing conditions brought on by the five-year long drought. Even though we water regularly with the sprinklers, that is recycled water and contains minerals that can build up in the soil if the rains do not arrive in the winter to wash them away.

So what are we going to do? Well we have a plan. Our landscape maintenance company Slade Industrial Landscaping, will soon begin a program of hand watering the young trees on the Greenbelt. We are hoping that by providing this extra bit of love twice a month that we can stimulate their growth and keep them going until the next rainy season.

If anyone notices any trees that seem to be struggling, please let us know. We'll make sure they get on the "help" list.

-The Greenbelt Committee



FNDC NEWS

June is finally here which means the start of camp is rapidly approaching! Registration will be open all summer. To guarantee your spot, sign up before the first day of camp - June 13. We are anticipating a busy summer, so register now!

Our summer Kick-off BBQ is on Tuesday, June 14 starting at 5:30. The whole neighborhood is welcome and we hope you'll join us for some good food and good fun!

We have the following new and exciting things for this summer: Our first field trip is to Golf n' Stuff, Friday lunch BBQs, and FNDC After Dark on Friday, July 15th.

For information, please visit our website at www.fndcamp.com. Check out the staff page to find out more information about your favorite counselors!

You can also email me at FNDCamp@gmail.com or call (818) 889-4802.

Our 49th year at camp is gearing up to be a good one! The counselors and I can't wait to see you!

-Jenn "Jelly Bean" Kestenbaum

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 homepage website: 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.

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.

Community Center Calendar of Events June - July 2016

JUNE 2016

Wednesday 1	Girl Scouts	2:30 p.m.
Thursday 2	Girl Scouts	2:30 p.m.
Saturday 4	Party	9:00 a.m.
Saturday 11	Party	9:00 a.m.
Monday 13	FNDC Starts	9:00 a.m.
Tuesday 14	FNDC BBQ	5:30 p.m.
Wednesday 15	Architectural/First Neighborhood HOA Meeting	7:00 /7:00 p.m.
Saturday 18	Party	9:00 a.m.
Saturday 25	Party	9:00 a.m.

Saturday 2	Party	9:00 a.m.
Saturday 9	Party	9:00 a.m.
Wednesday 20	Architectural/First Neighborhood HOA Meeting	7:00 /7:00 p.m.

JULY 2016

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.

If you have any questions, please contact Deputy Shawn Brownell at (818) 878-5506.

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	
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 • April 20, 2016

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, April 20, 2016 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

President Sophie Brown called the meeting to order at 7:00 p.m.

Members Present and Constituting A Quorum

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

Members Absent

Kelly Ray, Treasurer
Richard Shin, Secretary

Others Present

Todd Spiegel, Architectural Committee
Bruce Gruver, Greenbelt Committee
Tish Matthews, Association Manager

Jenn Kestenbaum, Summer Camp Director
Sharon Howard, Recording Secretary

Homeowners Present

There were five homeowners present at the meeting.

Homeowner Comments

A homeowner expressed his concern regarding the greenbelt vines that are currently growing on his slumpstone wall. The homeowner supplied the Board with photos of his cracked wall which he believes was caused by the greenbelt vines. Bruce Gruver stated he will schedule a meeting with the homeowner to view the property wall.

A homeowner also expressed her concern regarding the placement of the street markers throughout the greenbelt. Bruce Gruver clarified the process of the installation and reasons for the locations. Tony D'Amore stated over the years when the concrete is replaced the markers can be adjusted.

Greenbelt Report

Bruce Gruver reported on the greenbelts. Mr. Gruver supplied the Board with a proposal from Treescapes in the amount of \$830.00 to prune the 3 eucalyptus trees with excessive weight behind the Community Center. Bruce Gruver also supplied the Board with a proposal from Treescapes in the amount of \$1,890.00 to replace 4-24 inch box trees in the greenbelt located at Regents Court, Benchley Court & Sevenoaks Court.

MOTION – A motion was made by Tony D'Amore to approve the Treescapes proposal in the amount of \$830.00 to trim the 3 eucalyptus trees behind the Community Center. Motion was seconded by Bill White and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the Treescapes proposal in the amount of \$1,890.00 for 4-24 inch box greenbelt replacement trees. Motion was seconded by Tony D'Amore and passed unanimously.

Summer Camp Report

Jenn Kestenbaum reported on the Summer Camp. Ms. Kestenbaum reported 83 families have signed up using the online registration which has helped to keep the mailing cost low. There was a great response at the Westlake Village Street Fair. Jenn Kestenbaum also reported all staff members have been hired and is thinking of revamping the camp color scheme.

Architectural Report

Todd Spiegel reported for the Architectural Committee. Mr. Spiegel reported that Caroline Raser, a qualified resident has volunteered to serve on the architectural committee. Todd Spiegel also stated the 2016 annual walkthrough will begin in June and would like all homeowners to receive a letter.

MOTION – A motion was made by Sophie Brown to appoint Caroline Raser as a new architectural committee member. Motion was seconded by Tony D'Amore and passed unanimously.

The following applications have been approved by the architectural committee:

#0016	4500 Knightsgate Court	Tree Removal
#0019	4522 Knightsgate Court	Solar Panels
#0075	4501 Greengate Court	Solar Panels
#0140	32000 Watergate Court	Awnings
#0182	32047 Royceton Court	Tree
#0220	31971 Doverwood Court	Paint, Siding
#0256	3910 Clearford Court	Tree Removal
#0354	4114 Royal Glen	Wall, Remodel, Windows
#0371	31947 Kingspark Court	Tree Removal
#0586	4439 Sevenoaks Court	Playhouse

Approval of Minutes

MOTION – A motion was made by Bill White to approve the March 16, 2016 Regular Minutes. Motion was seconded by Tony D'Amore and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the April 6, 2016 Special Meeting Minutes. 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 March 31, 2016 is \$603,457.54. Income is over budget due to assessments and community center rentals.

MOTION – A motion was made by Sophie Brown to approve the March Financials. Motion was seconded by Bill White and passed unanimously.

MOTION – A motion was made by Tony D'Amore to approve the April Delinquency Report. Motion was seconded by Bill White and passed unanimously.

Management Report

Tish Matthews reported on the construction of the pool and that Triple A Pool is waiting to obtain the permits to replace the pool skimmers. Ms. Matthews also reported the City of Westlake had a meeting regarding animal control and the off-leash violations. The City is considering the use of mountain bikes so larger areas can be patrolled.

Old Business

The Board approved the Pacific Construction Change Order #1 on March 26, 2016 based on the soil report findings in the amount of \$7200.00.

MOTION – A motion was made by Sophie Brown to note the approval of the Pacific Construction Change Order #1 on March 26, 2016 based on the soil report findings in the amount of \$7200.00. Motion was seconded by Tony D'Amore and passed unanimously.

The Board discussed the spring cleanup event. Amy Gulbrandsen reported the City of Westlake Village had some additional requirements which she has addressed. The City would also like to know who will be responsible for additional drop offs once the event is over. Sophie Brown stated the Association will take on the responsibility. The spring cleanup event is scheduled for May 14th, 2016 between the hours of 8:00 a.m. to noon.

New Business

The Board discussed to 2016-2017 Community Center rental rates. The Board agreed to keep the residents rates at \$600 and non-resident rates at \$1,500 which is the same as last year. All rental applicants must reside in the Conejo Valley.

MOTION – A motion was made by Sophie Brown to keep the Community Center 2016-2017 rental rates the same as last year. Motion was seconded by Bill White and passed unanimously.

Tish Matthews reported the City of Westlake Village will be completing the additional handicap ramps in the neighborhood. The work is expected to begin in June and should only take a few weeks.

Tish Matthews supplied the Board with proposals from Wayne Nakamura Wrought Iron to install a new automatic gate closure and gate lock at Freedom Square. The Board discussed installing a sign on the gate for "Residents use only." After reviewing the proposals the Board agreed on option #1 in the amount of \$495.00 which is the Samson gate closer.

MOTION – A motion was made by Tony D'Amore to approve the option #1 proposal in the amount of \$495.00 the Samson gate closure. Motion was seconded by Bill White and passed unanimously.

Correspondence

The Board discussed the large amount of positive email responses received from homeowners regarding the off-leash notices and the association enforcement.

Community Center Applications

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

Name	Event	Date
Non-Resident	Party	05/19/16
Non-Resident	Party	05/29/16

There being no further business the meeting adjourned at 8:42 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.

Time to Vote!

It's election time in First Neighborhood. Three seats are open on the Board of Directors and we urge you to vote for your choices as soon as you receive the Ballot. If you don't vote, it can cost us money. Unless at least 167 ballots are received, the whole process has to be repeated until we do. So again, please mark your Ballot as soon as you receive it. Enclose it as instructed and return it in the stamped reply envelope provided

2016 Annual Walkthrough

The 2016 Annual Neighborhood Walkthrough will begin June 15th. Now is a good time to take a look around your property and make sure there are no CC&R violations.

Spring Cleanup

Thanks to everyone who participated in the First Neighborhood Spring Cleanup. The event was a huge success! We are in the process of planning the 2017 First Neighborhood Spring Cleanup, date will be forthcoming. Let's keep First Neighborhood looking beautiful!

Thank you,

Amy Gulbrandsen
Berkshire Hathaway HomeServices

Approved Architectural Requests

#0016	4500 Knightsgate Court
	Arbor
#0343	31827 Langspur Court
	Wall
#0431	4404 Beaconsfield Court
	Tree Removal
#0491	31700 Dunraven Court
	Solar, Door
#0495	31717 Dunraven Court
	Landscape, Paint, Windows
#0547	4358 Deerpark Court
	Pool/Spa Deck
#0660	4216 Beaucroft Court
	Windows



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What's Inside . . .

- Homeowners Meeting
- Welcome New Neighbors
- Greenbelt News
- FNDC NEWS
- Electronic Communication
Consent for POA Documents
- Calendar
- Minutes
- Sunset Magazine
- Time to Vote!
- 2016 Annual Walkthrough
- Spring Cleanup
- Approved Architectural
Requests

DATED MATERIAL

*Below is a tentative pool schedule of when the pool is used by the Summer Camp children.
As always you are welcome to swim at anytime, unless of course the pool is closed.*

First Neighborhood Day Camp 2016 Pool Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday
Week 1 June 13-17	10am - 2:30 pm	10am - 2:30 pm BBQ 5:30-7:30	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm
Week 2 June 20-24	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm Color Run
Week 3 June 27-Jul 1	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm
Week 4 July 4-8	NO CAMP	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm
Week 5 July 11-15	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm 5:30-8 pm
Week 6 July 18-22	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm Messy Games Day	10am - 2:30 pm
Week 7 July 25-29	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm
Week 8 Aug 1-5	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm	10am - 2:30 pm

Times are subject to change