

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. XL No. 151 December 2019

Board of Directors Meeting

The Board of Directors will now meet the fourth Wednesday of each month. The next meeting is Wed., January 22, 2020 at 7:00 p.m. in the Community Center cardroom. All homeowners are invited to attend.

First Neighborhood Office Hours

The First Neighborhood office will be closed December 24, 25, 26, & 31, 2019. Also January 1, 2020. Have a wonderful holiday!

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 & Jenine
4516 Belham Court*

New Homeowners

For all new homeowners you can obtain the architectural guidelines/applications, CC&R's and the Rules & Regulations on our website at www.firstneighborhood.org.

FNDC Seeks Individual for Leadership Position

The Board of Directors is seeking someone with camp experience for a leadership role at First Neighborhood Camp. If you know of anyone who is qualified and may be interested please have them contact Sharon Howard at the Community Center (818) 889-0632. Candidates should be organized, and have prior experience working with kids and managing day to day operations.



Greenbelt News

Solar panel installation in California is constantly on-going and can be a big money saver for families who use a lot of power.

Homeowners, along with their estimators, may wonder if existing greenbelt trees will have an effect on a solar panel system. It's very important that you take that into consideration when deciding to install or not to install. Take into consideration neighboring foliage and seasonal growth.

Associations have no obligation to trim or remove the trees in the greenbelt that may interfere with your existing or proposed solar system. The state of California created an expedited approval system that the POA and the city must comply with. Take your time to review your system prior to installation.

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.

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.

For temporary parking of recreational vehicles or trailers, a permit from the city is required prior to the parking the vehicle. All temporary oversized vehicle permit requests should be made at least five (5) business days in advance. Additionally, permits are issued at the discretion of the City Manager, and application for an oversized vehicle permit does not guarantee its issuance.

To apply for an oversized vehicle permit, the city requires information about the vehicle, its location to be parked, and reason for stay. Applications can be submitted via the on line application at www.WLV.org or by contacting the City at 818-706-1613.

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 2019 - January 2020

DECEMBER 2019

| | | |
|-------------|-----------|-----------|
| Friday 6 | Cotillion | 4:00 p.m. |
| Saturday 7 | Party | 9:00 a.m. |
| Friday 13 | Party | 9:00 a.m. |
| Saturday 14 | Party | 9:00 a.m. |
| Friday 20 | Party | 9:00 a.m. |
| Saturday 21 | Party | 9:00 a.m. |
| Friday 27 | Party | 9:00 a.m. |
| Saturday 28 | Party | 9:00 a.m. |

JANUARY 2020

| | | |
|--------------|--|-----------|
| Saturday 4 | Party | 9:00 a.m. |
| Friday 10 | Cotillion | 4:00 p.m. |
| Wednesday 15 | Architectural/First Neighborhood HOA Meeting | 7:00 p.m. |
| Saturday 18 | Party | 9:00 a.m. |
| Saturday 25 | Party | 9:00 a.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 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 • October 16, 2019

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, October 16, 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 7:00 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

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

Homeowners Present

There were two homeowners present at the meeting.

Homeowner Comments

A homeowner was present at the meeting to discuss with the Board the issue he is having with his solar panels and the greenbelt trees. The homeowner stated the solar panels are being impacted due to the growth of the trees next to his home. The Board stated you can trim anything hanging over your property. The Board also stated they will discuss this issue with the association's attorney and arborist and get back to him.

A homeowner discussed having a cleanup day at White Oak Elementary and asked if the Association could sponsor the dumpsters for the event. The homeowner also discussed having cameras in the entrances to the neighborhood. Tish Matthews stated the grass entrances belong to the City of Westlake in which they have recently rejected this request from another Association.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported he met with a resident who is interested in planting a memorial rose garden in the greenbelt near her home. Mr. Hirsch also stated the sidewalk repairs are almost complete.

Architectural Report

Todd Spiegel reported for the architectural committee. Mr. Spiegel stated several applications and remodels have been recently submitted. The walkthrough is almost completed. Tony D'Amore discussed the appeal and hearing process. The Board agreed it would be beneficial to have the architectural committee present at these meetings.

The following applications have been approved by the architectural committee.

| | | |
|----------|---------------------------|-------------------------|
| Lot#0056 | 4500 Belham Court | Solar |
| Lot#0086 | 4504 Coolhaven Court | Landscape, Hardscape |
| Lot#0095 | 4503 Coolhaven Court | Remodel |
| Lot#0158 | 3200 Kingspark Court | Wall |
| Lot#0190 | 32001 Wallington Court | Driveway, Tree Removal |
| Lot#0249 | 3923 Clearford Court | Solar |
| Lot#0292 | 31752 Bedfordhurst Court | Roof |
| Lot#0378 | 31906 Watergate Court | Fence |
| Lot#0562 | 4332 Abbington Court | Paint, Front/Garge Door |
| Lot#0567 | 4323 Abbington Court | Driveway |
| Lot#0577 | 4344 Hartfield Court | Remodel |
| Lot#0579 | 4400 Yorkfield Court | Tree Removal |
| Lot#0617 | 31602 Village Center Road | Paint |
| Lot#0621 | 4400 Guildhall Court | Window/Solar |
| Lot#0676 | 4510 Regents Court | Remodel |

Approval of Minutes

Motion: A motion was made by Tony D'Amore to approve the September 18, 2019 Regular Meeting Minutes. Motion was seconded by Kelly Ray and passed unanimously.

Motion: A motion was made by Tony D'Amore to approve the September 18, 2019 Executive Session Meeting Minutes for legal. Motion was seconded by Mark Lafave and passed unanimously.

Management Report

Tish Matthews reported she is working on obtaining bids for the greenbelt drain repairs on Regents Court. The City of Westlake Village will reimburse the Association for half the cost, with the provision that prevailing wages are paid to the vendor.

Tish Matthews also reported there is a new state law passed for 2020 that the Inspectors of Election can no longer be from the management company or any vendor under contract to the association. An outside company will now have to be hired for this process creating an additional expense for the next fiscal year and future years.

Financial / Delinquency Report

Tish Matthews presented the financial report. Ms. Matthews reported the total cash on hand as of September 30, 2019 was \$835,992.04. All expenses are within budget year to date.

Motion – A motion was made by Tony D'Amore to approve the September financials. Motion was seconded Richard Shin and passed unanimously.

Old Business

Tish Matthews supplied the Board with the reports from the two vendors regarding their findings related to the deterioration of the pool deck. After reviewing the Board asked that management schedule a meeting with the contractor who installed the pool deck.

New Business

The Board reviewed the proposal from Tom Foster construction in the amount of \$9,800 to replace the pool pergola which is starting to deteriorate. The Board asked management to contact Mr. Foster and get pricing on redwood vs. cedar.

Tish Matthews presented the 2019-2020 insurance proposal from LaBarre/Oksnee Insurance Agency.

MOTION – A motion was made by Tony D'Amore to approve the 2019-2020 insurance renewal from LaBarre/Oksnee for \$33,520.00. Motion was seconded by Abby Fitch and passed unanimously.

Tish Matthews also supplied the Board with a proposal from Slade Industrial Landscaping for a 3.00% increase which will take effect January 1, 2020.

MOTION – A motion was made by Tony D'Amore to approve the Slade Industrial Landscaping increase of 3.00% effective January 1, 2020. Motion was seconded by Kelly Ray and passed unanimously.

Correspondence

The Board reviewed a letter from a resident requesting an IDR meeting be scheduled on his behalf. Tony D'Amore and Richard Shin stated they would be available to meet and asked management to schedule.

Community Center Applications

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

| | | |
|--------------|--------|----------|
| Name | Event | |
| Resident | Dinner | 11/27/19 |
| Resident | Party | 12/13/19 |
| Resident | Party | 12/20/19 |
| Non-Resident | Party | 02/16/20 |
| Non-Resident | Party | 04/18/19 |
| Non-Resident | Party | 06/06/20 |

There being no further business the meeting adjourned at 8:23 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.)

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.

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.

Approved Architectural Applications

| | |
|----------|-----------------------------------|
| 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 |



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DATED MATERIAL
