

# 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. XLII No. 175 January 2022

## Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, January 13, 2022, at 7:00 pm. Due to the recent Covid numbers the meeting will be held on Zoom this month. If you have any questions or would like to attend via zoom, please email [showard@emmonsco.net](mailto:showard@emmonsco.net) prior to the meeting. All homeowners are invited to attend.

## 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.

*Lidija*

*31983 Doverwood Court*

*Steven*

*4208 Crownfield Court*

## Holiday Reminder

Now that the holidays are over, please be sure to remove all holiday decorations and lights. Thank You!

## Soliciting in the Neighborhood

The association has recently received calls from multiple residents complaining about solicitations at their homes. The complaints range from people ringing their doorbells to cards, papers, etc. left at their front door or gate. You can eliminate this nuisance by posting a "no soliciting" sign at the entrance to your property. This is recognized by government entities and is enforceable. Each individual home may post this notice. The association cannot create a blanket policy for all homes in our community.



## Greenbelt News

One of the main responsibilities of the Greenbelt Committee is the care and maintenance of the trees. Since all of us have trees on our property, we wanted to pass on some important information we have learned over the years to help you care and maintain your trees.

First and foremost, choose your trees wisely. Think ten years down the road and do your research to determine how big the tree will get and how expansive its root system is. Little trees become big trees so plant them in places where they have room to expand. Trees also require maintenance so keep that in mind as well. Many people plant cypress trees as a fence behind or on the side of their home. A few years later they have become tall unwieldy, oftentimes rat-infested landscaping. Palm trees are also very problematic. As their fronds die off, they form a palm beard which soon becomes a major fire hazard during wildfire season.

When it comes time to trim your trees, please do it properly. Do not hire someone to top off your tree and cut it back to a stub. The new branches that grow in will be weak and frail, very likely to fail when they grow larger. Lastly, keep in mind the water requirements. Since most of us water our lawns pick trees that do not mind a wetter environment. If you have an Oak tree on your property you need to create a water free boundary around it. Too much water for Oak's cause root fungus and failure, and boom the tree comes down on your house.

Bottom line folks, find a licensed arborist to guide you in all things tree. They have the knowledge to keep you on the right path.

# The Sheriff's Department Community Tips

## WHAT TO DO IF YOU ARE STOPPED BY A DEPUTY SHERIFF

Being stopped by a deputy sheriff can be uncomfortable. Deputies share your feelings. More than half of all California peace officers killed in the line of duty were conducting pedestrian or traffic stops. Our biggest concern is safety, yours and ours. The information herein will help everyone get home safely.

### Why Deputies Conduct Stops

- Public safety is the primary reason for any stop, for example:
- Did you commit a traffic violation?  
ran a red light, expired registration tags
- Do you match the description of someone wanted for a crime?  
assault, theft, homicide
- Was your vehicle or one like it used to commit a crime?  
drive-by shooting, arson, kidnapping  
Is your vehicle safe?  
broken taillight, cracked windshield
- Did you witness a crime?  
robbery, shooting, burglary
- Do you need help?

### What You Need To Know

- Red lights and/or a siren means pull over to the right where it is safe and where you will not block traffic.
- If it is dark, the deputy will use a bright spotlight or flashlight to illuminate you or your car.
- California law requires all drivers to show their license, registration, and insurance card to a peace officer upon request.
- The United States Supreme Court states it is reasonable and legal for a deputy to ask you and your passengers to exit the car.
- According to State law, if you refuse to sign a citation, you may be arrested

## Community Center Calendar of Events January - February 2022

### JANUARY 2022

Saturday 8	Party	9:00 a.m.
Thursday 13	Architectural First Neighborhood POA Meeting	6:30 p.m. 7:00 p.m.
Saturday 15	Party	9:00 a.m.
Saturday 22	Party	9:00 a.m.
Saturday 29	Party	9:00 a.m.

### FEBRUARY 2022

Saturday 5	Party	9:00 a.m.
Wednesday 9	Party	9:00 a.m.
Thursday 10	Architectural First Neighborhood POA Meeting	6:30 p.m. 7:00 p.m.
Saturday 12	Party	9:00 a.m.
Saturday 26	Party	9:00 a.m.

### What You Should Do

- Remain in your vehicle and follow the deputy's instructions.
- Keep your hands where the deputy can see them.
- Avoid any sudden movements, and do not reach for your license or other items until the deputy requests them.
- Ask any passengers in your car to remain calm and comply with the deputy's instructions.
- Sign the citation if you receive one (this does not mean you are guilty; it is just your promise to appear in court at a later time).

### What You Can Expect

- Deputies are trained to be courteous and professional when they contact you.
- When it is safe or practical to do so, the deputy will provide you with his/her name upon request.
- Deputies who are not in uniform will also present proper identification upon request.

- Within a reasonable amount of time, the deputy will explain why you were stopped.
- If you are disabled or ill, the deputy will assist you.

### Talk To Us

- The Watch Commander at any Sheriff's Station or facility is available to answer your questions regarding procedures, citations, or traffic stops.
- You can contact us in person or by mail, and you do not have to use a special form. The Watch Commander will complete a Service Comment Report to document your complaint or commendation.
- Watch Commanders may discuss a deputy's conduct, but cannot adjudicate citations. Only a judge has that authority.
- If you choose to report your concerns by phone, you may contact the station Watch Commanders individually or you may dial 1-800-698-TALK.

## 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:

President – Tish Matthews  
Vice President – Richard Shin  
Treasurer – Craig Heiting  
Secretary – James Struyk  
Member at Large – Scott Perrotty

#### Architectural Committee:

Todd Spiegel  
Janie McKay  
Caroline Raser  
Michael Harris  
Elisa Hirsch  
Wendy Aisley

#### Safety Committee:

Scott Perrotty, Chairman, 818-519-1988  
Vince Costanzo  
Arlene Kovalivker  
Jill Marder-Meyer

#### Linking Internal Neighborhood Communication Committee:

Riz Nwosu  
Sam Covert  
Patrick Koors

#### Greenbelt Committee:

Robin Hirsch, Chairman, (818) 822-7091  
Bruce Gruver  
Gina Bradley

#### Welcoming Committee:

Jane Heiting  
Elaine Salewske

#### Notes

---



---





# Sunset Magazine

## January Checklist

### Planting

**Annuals.** It's still possible to plant annuals, especially in mild coastal areas. Choices include calendula, dianthus, Iceland poppy, larkspur, nemesia, pansy, primrose, snapdragon, and stock. Low desert gardeners can also plant petunias.

**Bare-root plants.** Bare-root plants are a bargain, and they're also fun: Watching a twiggy stick turn into a leafy plant is always a kick. You have plenty of opportunity to plant this month. Nurseries will still be well stocked with roses, and they will also have stone fruit trees, cane berries, grape and kiwi vines, strawberries, artichokes, and asparagus. Some may also have deciduous ornamental trees. Plant immediately if possible. If soil is too soggy, cover roots with moist soil or plant temporarily in containers.

**Winter Color.** In Southern California, a surprising number of plants bloom in the middle of winter. To add sparkle to the garden during this season, consider a winter-flowering tree such as Acacia baileyana, Hong Kong orchid tree (*Bauhinia blakeana*), or feathery cassia (*Cassia artemisioides*). Tuck a winter-blooming shrub like Christmas heather (*Erica canaliculata*), Geraldton waxflower, or euryops into the flower border, and add bergenia, hellebores, or yellow flax (*Reinwardita indica*) to your perennial beds. Train flame vine (*Pyrostegia venusta*) or *Jasminum polyanthum* up a trellis. Use aloes or other flowering succulents as accents.



### Maintenance

**Begin dormant-season pruning.** Start with roses. Deciduous fruit trees need pruning too; plums, apricots, and peaches each require a different technique. If in doubt, attend a pruning demonstration at an arboretum or consult a good reference book before proceeding. Don't prune spring-flowering plants now—wait until after bloom. Also wait for spring before removing frost-damaged branches. The damaged portion protects tender interior growth.

**Groom Camellias.** If camellia blight is a problem (petals turn brown and flowers rot in the center), pick infected flowers from plants and remove fallen flowers and leaves promptly from ground beneath plants.

### Pest Control

**Apply dormant spray.** After pruning, spray roses and deciduous flowering and fruit trees with horticultural oil to smother overwintering insects such as mites, scale, and sawfly larvae. For fungal diseases such as peach leaf curl, mix lime sulfur or fixed copper into the oil. Spray the branches, crotches, trunk, and ground beneath the tree's drip line. If rain occurs within 48 hours, repeat.

### Safety Committee News

Smash and grab thefts have been in the news frequently and seem to be increasing. While these occur most often in cities, they can occur in “quieter” areas such as our neighborhood. Lock your cars and homes. Keep valuables or anything that might be attractive to someone passing by out of sight. Many thefts are crimes of opportunity that could be eliminated by locking cars and homes, and by not having valuables in sight. Be observant when you are out for exercise or coming and going from the neighborhood. Do you see anything or anyone that seems unusual or out of place? Trust your instincts. If you see something of potential concern, please call LASD 818-878-1808 immediately and request a check of the area or the condition(s) of your potential concern.

Another common scenario is a person, or couple leaving an upscale restaurant or nightclub, being followed home, and being robbed on arrival at home. Please be aware of activities around you. If you think you are being followed, do not drive home, and continue to drive normally. Do not try to speed away from the vehicle that may be following you. Keep driving and go to a safe location with people around. Call LASD and report your location with a vehicle description if you can do so.

### 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.

### City Council Meetings

If you are interested in attending the City Council Meetings, they are scheduled the 2nd and 4th Wednesdays of each month at 6:30 p.m. at City Hall. An agenda is also available to you the Friday before each meeting, which you can pick up at the City Hall or visit the website at [www.wlv.org](http://www.wlv.org).

### Approved Architectural Applications

- Lot#0024 4509 Knightsgate Court Solar
- Lot#0091 4531 Coolhaven Court Solar Roof
- Lot#0092 4525 Coolhaven Court Driveway/Gate/Garage Door Tree Removal
- Lot#0290 31762 Bedfordhurst Court Tree Removal/Landscape Removal Patio Cover
- Lot#0294 31755 Bedfordhurst Court Door/Backyard Garden Wall
- Lot#0364 31901 Kingspark Court Paint
- Lot#0459 31723 Dunraven Court Solar
- Lot#0485 31703 Bainbrook Court Landscape
- Lot#0493 31703 Dunraven Court Hardscape
- Lot#0654 4301 Beaucroft Court Landscape

### 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 are 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 8:00 a.m. - 12:00 p.m. after hours you may leave a message on the answering machine and your call will be returned the following weekday.



FIRST NEIGHBORHOOD  
PROPERTY OWNERS ASSOCIATION  
31830 Village Center Road  
Westlake Village CA 91361  
www.firstneighborhood.org

## **What's Inside . . .**

- Homeowners Meeting
- Welcome Neighbors
- Holiday Reminder
- Soliciting in the  
Neighborhood
- Calendar
- The Sheriff's Department  
Community Tips
- Places of Worship
- Sunset Magazine
- Safety Committee News
- Christmas Tree Recycling
- City Council Meetings
- Approved Architectural  
Applications
- Rental of First Neighborhood  
Community Center

***DATED MATERIAL***

---