

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. 169 July 2021

Greenbelt News

If you walk the Greenbelt, you probably knew Robin. She was a passionate walker and even more so when she got her dog Koa. They could be seen just about every day marching along, stopping to talk to someone, then marching along in a seemingly endless progression of walking and talking.

I am sorry to report that Robin has left us, the victim of a relentless disease, but her spirit remains strong in First Neighborhood. To commemorate her life Robin's friends and family organized a wonderful celebration on the Greenbelt complete with hula dancers, songs, and laughter. The highlight though was the planting of her memorial tree a flowering Robenia.

And so, Robin's tree stands at the top of a hill near Henley Court. It looks out at the spot where so often Robin would stop and chat with her neighbors and friends just before she turned up the path towards home. If you happen to walk by stop for a second and look towards that tree. Robin's there, smiling brightly as she greets another neighbor with a kind hello.

Memorial trees are there to help us keep those memories alive. Contact Sharon Howard at (818) 889-0632 if you are interested in planting a tree on the Greenbelt to help remember those you love.



The Community Pool is Open

We are happy to report the pool is now open for all residents. Lifeguards are on duty Monday-Sunday, 11-6 until August 15th and then weekends only until Labor Day. Enjoy!

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, July 8th at 7:00 pm. The meeting will be held in the Community Center ballroom. All Homeowners are invited to attend

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

Annual Election Results

We had 4 candidates for 2 open seats. Following are the election results:
 Number of ballots cast: 213
 Number of abstentions: 0
 Scotty Perrotty Elected
 Richard Shin Elected

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.

*Joseph & Izumi, 32018 Watergate Court
 Shane, 4309 Hartfield Court*

Freedom Square Access Gate

Please call the office to obtain the code for the gate at Freedom Square. You must be a First Neighborhood resident and will be asked to identify yourself.

Motorized Vehicles on the Greenbelt

Electric bikes and scooters are very popular. While they are fun to zip around on, they are not permitted on the greenbelt when in "Electric mode." For reasons of public safety, we are asking that you all please adhere to this policy.

Thank you for your cooperation!

The Sheriff's Department Community Tips

Family Vacation / Fun And Safety

Planning a family vacation? Whether your destination is Disney World, Denver, or Denmark, there are certain things you need to keep in mind. Making the trip fun and enjoyable for everyone is key; that's what it's all about. But just as important to the success of your trip will be steps you take to make it a safe one.

Before you leave

Preventing crime during family travel starts with making sure your home is protected while you're away. The key is to make it look like you never left:

- Keep shades and blinds in their normal position.
- don't stop mail and newspapers, ask a neighbor to pick them up every day.
- Put timers on several household lights so they turn on and off at appropriate times.
- Arrange to have grass mowed while you're gone.
- Make sure all your door and window locks are in working order - and use them. Activate your home alarm (if you have one).

You might even leave a radio on - or put it on a timer. Ask a neighbor to park in your driveway overnight - anything that might suggest someone's home. And don't forget to lock all doors and windows when you leave.

Packing for prevention

Preparing for a family trip requires a lot of planning. You need to decide where you're going, where you'll stay and how you'll get from one place to another. You also need to decide what to take with you. Planning can decrease the chances of crime joining you on your journey. Some tips on what to take:

- Clean out your wallet or purse before you go; take only essential credit cards. Plan to use credit cards or trav-



- eler's checks instead of cash wherever possible.
- Carry your purse close to your body, or your wallet in an inside front pocket. Better yet, take "fanny packs" or wear a money pouch under your clothes.
- Pack as lightly as possible. Lots of heavy, cumbersome bags will slow you down and make you more vulnerable to getting robbed.
- Expensive designer luggage can draw unneeded attention to your belongings. Pack your things in inconspicuous bags.

Community Crime Prevention Tips

- Keep a separate record of the contents of checked luggage. And keep anything of value such as medicine and jewelry in a carry-on that stays with you.
- If you are going on an extended vacation, consider shipping large bags to your destination in advance. For the return trip, mail bulky new purchases home, or ask merchants to do it for you.

Out and about

Your home is secured and you're packed. Now it's time to go. While you and your family are traveling, it's important to remember that tourists make tempting tar-

gets for thieves. Often lost or distracted, weighed down with bags, and carrying cameras, tickets and money, unsuspecting travelers attract crime like a magnet.

The best advice for you and your family is to do all you can to blend in with the crowd.

- Don't display expensive jewelry, cameras, bags, and other items that might draw attention.
- Check maps before you go out so you can tour confidently.
- Stick to well-lit, well-traveled streets at all times - no shortcuts.
- Always lock your car when it's parked, even if the stop is brief. Keep valuables out of sight, preferably locked in the trunk. Don't advertise that you're a tourist by leaving maps and guidebooks on the seat or dashboard - keep them in the glove compartment.

Traveling safely with your family also means sticking together and keeping an eye on your children at all times. Make sure they know where you are staying (name and address), and teach them what to do if they get lost or separated. You might want to agree on a meeting place, just in case. And by all means, make sure your kids know not to accept rides or favors from strangers.

Make your family vacation a memorable one for all the right reasons.

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 – Riz Nwosu

Architectural Committee:

Todd Spiegel
Janie McKay
Caroline Raser
Michael Harris

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

Welcoming Committee:

Jane Heiting
Elaine Salewske

Notes



Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • May 13, 2021

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Thursday, May 13, 2021, via Zoom.

Call to Order

President Tish Matthews called the meeting to order at 7:02 p.m.

Members Present and Constituting A Quorum

Tish Matthews, President
Richard Shin, Vice President
Craig Heiting, Treasurer
James Struyk, Secretary
Riz Nwosu, Member at Large

Others Present

Pam Zegers, The Emmons Company
Sharon Howard, The Emmons Company
Robin Hirsch, Greenbelt Committee
Todd Spiegel, Architectural Committee
Scott Perrotty, Safety Committee
Brad Halpern, Westlake Village Council Member

Homeowners Present

There were two homeowners present at the meeting via Zoom.

Homeowner Comments

A homeowner was present at the meeting to discuss his architectural appeal which is on the agenda and thanked the Board for all their hard work.

A homeowner also expressed his concern regarding his architectural violation/fines and reported his property is now in compliance. Currently his property is in escrow. The Board stated they will discuss this issue in their executive session and get back to the property owner.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch stated the trimming of the greenbelt trees in Phase I has been completed. Mr. Hirsch stated he will also be removing the mask signs in the greenbelts shortly. The Board discussed the recent repair work that was done by LVMWD in the Bennett Park parking lot. Due to the amount of debris getting in the pipes it caused flooding in several areas of the greenbelts. The Board asked that the LVMWD be contacted for reimbursement of the repairs. Pam Zegers is continuing to work with the City regarding the approval to remove the Coast Live Oak tree that has structural damage in the Yorkfield greenbelt.

Motion: A motion was made by Tish Matthews to approve the proposal from Tre-escapes to remove/replace the Coast Live Oak in the amount of \$1,385.00 once the City approves. Motion was seconded by Richard Shin and passed unanimously.

Safety Committee Report

The Board reviewed the written report from Scott Perrotty. Mr. Perrotty is working with the Sheriff regarding rvs/oversized vehicles in the neighborhood. An update of his meeting from March 22, 2021 has been posted in the newsletter and on the First Neighborhood Facebook page. Additional safety meetings will be scheduled shortly.

Motion: A motion was made by Tish Matthews to appoint Michael Herbst to the Safety Committee. Motion was seconded by James Struyk and passed unanimously.

LINC Report

Riz Nwosu reported on the LINC committee. Mr. Nwosu stated he is still seeking volunteers and asked Richard Shin if there was any interest from the First Neighborhood Facebook page post. Richard Shin stated he will send him the contact information regarding the one inquiry.

Welcoming Committee

Craig Heiting reported for the welcoming committee. Mr. Heiting reported the co-chairs have been out soliciting local businesses. The committee made a recommendation/request for the Board to consider funding \$35 per new homeowner. Tish Matthews stated soliciting more vendors could cover all costs. The committee will work on a welcoming letter, top 10 CC&R regulations along with general information. The Board asked that the committee submit drafts to be reviewed at their next scheduled meeting.

Architectural Report

The following applications have been approved by the architectural committee.

#0001	4422 Guildhall Court	Pool/Spa
#0027	4510 Henley Court	Remodel
#0155	32020 Kingspark Court	Pool/Spa
#0203	32000 Wallington Court	Wall
#0278	31707 Kentfield Court	Landscape
#0317	31808 Tynebourne Court	Paint
#0394	31901 Foxmoor Court	Gate/Fence/Wall
#0442	4421 Yorkfield Court	Pool/Spa/Stucco
#0549	31723 Dunraven Court	Remodel
#0561	4324 Abbington Court	Remodel
#0579	4400 Yorkfield Court	Tree Removal
#0600	4445 Henley Court	Fence
#0646	4425 Regents Court	Landscape

Approval of Minutes

Motion: A motion was made by James Struyk to approve the April 8, 2021, Regular Meeting Minutes. Motion was seconded by Riz Nwosu and passed unanimously.

Motion: A motion was made by James Struyk to approve the April 8, 2021, Executive Session Meeting Minutes for homeowner discipline. Motion was seconded by Riz Nwosu and passed unanimously.

Management Report

Pam Zegers reported she met with Tom Foster Construction regarding the front and back pergola at the Community Center. Ms. Zegers stated the price of lumber has gone up drastically. The pool is also set to be open for Memorial weekend, Saturday through Monday, from 11-5 with an attendant on duty. The Associations Attorney is working on revisions of the Community Center contract prior to reopening. Ms. Zegers suggested changing out the office door to follow social distancing protocol. The Board also asked that Ms. Zegers obtain bids to change out all the doors in the Community center along with the front door.

Financial / Delinquency Report

Craig Heiting presented the financial report. Mr. Heiting reported total cash on hand as of April 30, 2021, was \$951,941.89. Craig Heiting reported year to date general income is right on target.

Motion – A motion was made by Tish Matthews to approve the April financials. Motion was seconded by James Struyk and passed unanimously.

Pam Zegers presented the delinquency report. The Board directed Ms. Zegers to send an intent to lien letter on lot #0223.

Motion – A motion was made by Tish Matthews to send an intent to lien letter to lot#0223. Motion was seconded by Craig Heiting and passed unanimously.

The Board discussed transferring the reserve fund to the operating fund to cover the loss of income of the Community Center. The Board ratified to take a loan from the reserve account in the amount of 38,507.00. The Board also agreed to defer the repayment of the reserve fund until 2022.

Motion – A motion was made by Craig Heiting to ratify the reserve fund in the amount of \$38,507.00 to the operating fund. Motion was seconded by Riz Nwosu and passed unanimously.

Motion – A motion was made by Craig Heiting to defer the repayment of the reserve fund until 2022. Motion was seconded by Richard Shin and passed unanimously.

Old Business

The Board reviewed the proposals to repaint/repair the wrought iron fencing around the pool and perimeter walls of the neighborhood. The Board asked that the pool be the first priority. Slade Landscaping has also been contacted to take care of the ground clearance. The Board agreed the proposal from Premier Painting was the least expensive.

Motion – A motion was made by Tish Matthews to approve the Fence Factory proposal and the Premier Painting proposal. Motion was seconded by Richard Shin and passed unanimously.

The Board discussed the reopening of the Community Center pool and offering swim lessons to the residents once all restriction is lifted. The Board asked management to contact Cooksey's lifeguard and see if they can offer swim lessons plus start a contract to reopen the pool with a target date of June 15th. Craig Heiting asked management to also replace the pool signs that are faded.

New Business

The homeowner from lot#0147 was present at the meeting to appeal the denial of his architectural application for a tree house in his backyard. The homeowner stated he was not aware he had to obtain approval prior to the installation and that the tree house was for the kids during covid. After a lengthy discussion the Board asked that the homeowner check with the City of Westlake Village and suggested the tree house be lowered. The Board asked the homeowner to get back to them with his findings.

The Board reviewed the proposal from Tom Foster Construction to replace/repair the pergolas at the Community Center. The Board asked management to obtain additional bids for review at the next meeting.

Council member Brad Halpern brought the Board up-to date on Costco and their request to install a gas station at the store facility. The Board discussed the pro and cons. Many local residents have also received email surveys.

The Board also reviewed the 2021 earthquake proposals. The Board asked management to check with Palomar Specialty Insurance and see if they would increase the building valuation and the arbor area valuation to 100,000.

MOTION – A motion was made by James Struyk to approve the 2021 earthquake proposal but not to exceed \$5,370.00. Motion was seconded by Riz Nwosu and passed unanimously.

Board Comments

The Board agreed to schedule their next Board meeting at the Community Center beginning at 5:00 pm followed by the Annual meeting at 7:00 pm. Homeowners will be able to attend in person or by Zoom. The Inspectors of Election will also attend via Zoom.

Community Center Applications

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

Name	Event	
Non-Resident	Party- Canceled	08/14/21
Non-Resident	Party – Rescheduled	08/28/21

There being no further business the meeting adjourned at 9:25 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine July Checklist

Planting

Biennials. For blooms next spring, sow seeds of Canterbury bells, foxglove, hollyhocks, sweet William, and verbasicum now. Transplant seedlings to the garden on fall when they are about 4 inches high. **Patriotic Pots.** Decorate for the Fourth with some tricolor container plantings. For red, consider begonias, pentas, petunias, verbena-even miniature roses. White: candytuft, petunias, sweet alyssum, verbena, vinca, Blue: annual salvia, Chinese delphiniums, foamflower, petunias,

Subtropicals. Add palms, philodendron, tree ferns, and other evergreens; flowering shrubs like cestrum, datura, hibiscus, and princess flower; avocado, citrus, guava, sapote, and other exotic fruits; and bougainvillea, passion vine, Stephanotis Floribunda, thunbergia, and trumpet vine.

Summer Vegetables. For a late summer harvest, continue to plant vegetables in coastal and inland gardens. Set out cucumber, eggplant, pepper, squash, and tomato plants. Sow snap beans and corn. Plant basil, chervil, chives, parsley, rosemary, sage, savory, and thyme. In the lower desert start pumpkins and winter squash.

Maintenance

Care For Cymbidiums. Next year's flower spikes are developing now. To encourage proper development, water plants weekly and feed them with a high-nitrogen fertilizer.

Mow Lawns. To keep their roots shaded, allow tall fescues to grow to 2 to 3 inches tall. Keep warm-season grasses like Bermuda and St. Augustine below 1 inch tall to lessen thatch buildup.



Harvest Crops. Pick beans, cucumbers, peppers, and tomatoes frequently to encourage further production. Check fast growers like squash almost daily. Cut off seed heads of cosmos, dahlias, rudbeckias, and zinnias to encourage more flowers for cutting.

Water Carefully. Last winter was a dry one, which stressed plants. Give shade trees a slow deep soak once a month to ensure good health. Water established shrubs and perennials deeply, too. Shallow-rooted citrus and avocados need more frequent irrigation. Water once a week inland, every other week along the coast.

Pest and Weed Control

Control Caterpillars. Spray or dust plants that have pest caterpillars (such as cabbage worm, tomato hornworm, and geranium budworm) with *Bacillus thuringiensis*. Apply sparingly, starting when caterpillars are small. Handpick large hornworms from tomato plants. **Manage Giant Whitefly.** Examine the underside of leaves of target plants like hibiscus and banana for white waxy spirals where eggs are deposited. Remove leaves-bag in plastic and dispose of them-or wash away the spirals with a strong stream of water.

Approved Architectural Applications

Lot#0057	4510 Belham Court Pool
Lot#0176	32001 Royceton Court Hardscape
Lot#0317	31808 Tynebourne Court Hardscape
Lot#0455	31776 Village School Road Remodel
Lot#0487	31717 Bainbrook Court Shed
Lot#0552	4373 Deerpark Court Paint
Lot#0611	4434 Henley Court Windows/Garage Door
Lot#0617	31602 Village Center Road Windows
Lot#0642	4447 Regents Court Front Door

Trash Can Reminder

We are seeing several trash cans being brought out earlier than 5:00 p.m. the day before trash collection and being left out. It is the homeowner's responsibility to make sure their cans are out of sight by midnight the day of collection and not visible from the street. Remember failure to comply could result in a monetary penalty. To preserve the beauty of First Neighborhood please bring in your cans. Thank You!



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DATED MATERIAL
