

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. 179 May 2022

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next scheduled homeowners meeting is Thursday, May 12, 2022, at 6:00 p.m. The meeting will be held in the Community Center ballroom. 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.

*Edward, 4319 Baronsgate Court
Pratish & Morgan, 31802 Tynebourne*

Pool Party Rules

All residents are invited to bring guests to use the Community Center pool when the resident is present. If the resident is planning to bring more than a few guests or have a small party, prior approval is necessary from the Board of Directors by submission of the Community Center use application and a certified lifeguard must be hired. If you have more than 10 guests, you will need to submit a certificate of insurance to the office. It should be noted however, that the pool is always open for use by all residents.

New Emmons Company Portal for POA

Don't forget to visit the new portal at portal.emmonsco.net to register for account access. The portal lets you review your account balance and access all association document like CC&R's, rule books, annual budget/disclosures, annual audit, election rules, etc. Electing to receive communications via email SAVES your community money in printing and postage. You can choose this option for your account on the new portal.

Newsletters and Board Meeting Agendas

Please be advised that all current monthly newsletters and board meeting agendas are posted on the bulletin board in front of the Community Center each month.

Safety Committee

We have observed and received reports about motorized vehicles on the greenbelts such as scooters. Motorized vehicles of any type are not allowed on the greenbelts. The sidewalks are not wide enough and are not designed for motorized vehicles. This creates a hazardous situation with pedestrians using the greenbelts who are likely not expecting a scooter to come up on them quickly and try to pass by.

Speaking of greenbelts, construction will begin next week to replace the greenbelt sidewalks in the east end of our neighborhood near the "triangle" area which is located at Guildhall Court & Deerpark Court. Please pay attention to signage and tape markings to stay clear of any areas or equipment that are restricted due to the construction work, and ensure your children also stay clear. Thank you for your cooperation.

Lastly, our continual reminder – please make it a habit to lock your vehicles and doors. Do not leave anything valuable in sight in your vehicles, even if they are locked. Our LASD Station Captain commented at a recent community advisory council meeting that crime stats in the Lost Hills service area (which includes Westlake Village) would be at least 50% lower if people would do this. Let's reduce these potential crimes of opportunity.

Thank you and stay safe!

Election Time!

The Annual Member's Meeting will be held on Thursday, June 9, 2022 at 7:00 p.m. at the Community Center. This year, there are three openings for the Board of Directors. Ballots will be mailed the second week of May so be on the lookout and return them as soon as possible.

We need 167 returned to meet a quorum and to be able to open and count the ballots. You may also drop your ballot off at the Community Center the night of the annual meeting. Envelopes and instructions to return your ballot are also included in the mailing.

Craig Heiting*

Tom Konkel

Mark Luther

Tish Matthews*

Jil Richman

James Struyk*

*Incumbents

FNDC News

Hi First Neighborhood Families!

It is already May, which means the first day of camp is just around the corner! We are gearing up for what will be an unforgettable summer! If you have not already registered your campers, make sure you do soon as the reduced rate ends on May 15th. Registration is quick and easy. It takes a few minutes to complete the online form and you will get an invoice soon after!

Even if you do not have camp-aged kids, I hope you'll join us for our summer kick-off BBQ on Tuesday, June 14th from 5 to 7pm. It is open to the community and will be an evening with tasty food, swimming, and overall fun! Burger/hotdogs, chips, and a drink are just \$5! We'd love to see you and your family there!

I hope you all have a wonderful end to the school year. I can't wait for the start of camp! See you soon!

Mason "Sox" Markell

The Sheriff's Department Community Tips

CHILD SAFETY

Parents, Do your children know about strangers? Are you comfortable letting your children answer the telephone or front door if you are home or if they are home alone? Take a minute to go over the following safety tips with your children. They could prevent your child from becoming a victim of crime. It is important that you give them examples that they will understand. Use your home, neighborhood, and school area as settings. Make sure that your children understand that their safety is important to you, and use the following points to encourage discussion about this issue.



Who is a stranger?

A stranger is someone that your child does not know. Parents and guardians need to determine who is and isn't a stranger. Explain that strangers come in many shapes and sizes. They can wear nice clothes, different clothes or even a uniform. The uniform issue is confusing to children, so take time to explain that yes, the mailman is a stranger even though he comes to the door almost every day. This does not imply that people who wear uniforms will harm children, but children need to know that if they do not know the person in uniform - that person is a stranger.

Tell your child to follow these rules about strangers:

- Never take anything like candy, ice cream or money from a stranger.
- Never talk to strangers.
- Never take a ride from a stranger.
- If a stranger asks for directions, stay away. Strangers shouldn't ask kids for help.

Community Center Calendar of Events May - June 2022

MAY 2022

Saturday 7	Party	9:00 a.m.
Sunday 8	Party	9:00 a.m.
Thursday 12	Architectural/First Neighborhood POA Meeting	6:00 p.m.
Sunday 13	Party	9:00 a.m.
Sunday 15	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.
Sunday 29	Party	9:00 a.m.

JUNE 2022

Saturday 4	Party	9:00 a.m.
Thursday 9	Architectural/First Neighborhood POA Meeting	6:00 p.m.
Saturday 11	Party	9:00 a.m.

- Never give your name or address to a stranger.
- Never tell anyone that you are home alone if you answer the telephone or door. Tell them that mom or dad is busy. Take a message.
- If a stranger in a car bothers you, turn and run in the opposite direction.
- If a stranger tries to follow you on foot or tries to grab you, RUN AWAY, SCREAM and TELL your parents or a trusted adult friend. A dangerous stranger doesn't want to be the center of attention.

Safety at home:

Instruct your child on how to safely answer the door:

- Never open the door to a stranger.
- If a stranger knocks on the door or rings the doorbell, tell your child to look out the peep hole or call out, "who's there?" If it's for you, your child should tell the visitor to wait, and leave the door locked until you are available. If you are not home, your child should tell the visitor that you are busy and to please come back later. Your child can take a message, but he or she should NEVER open the door.
- If the visitor won't go away, and your child is scared, tell him/her to call 9-1-1.

How to answer the telephone:

- When answering the telephone, your child should not give out any information. If the caller asks, "who's this?" Instruct your child to ask who the caller is and whom he or she called.
- If your child is alone, he or she should never tell anyone that he or she is alone. Instruct your child to tell the caller the person can't come to the telephone and that he or she will write down a message.
- If your child feels uncomfortable or gets scared by anything the caller says, tell him/her to hang up and make sure he or she tells you about any and all telephone calls.
- If you have an answering machine, let it answer the telephone if your child is home alone.

Be Street Smart

Explain to your child how to safely walk to and from school:

- Always walk with a friend - there is safety in numbers. Strangers usually pick on kids that are by themselves.
- If you think that you are in danger, or if you are being followed, yell and run into the nearest store, house or back to school. Tell an adult what happened.

(continued on page 5)

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
Elisa Hirsch
Wendy Aisley
Barton Goldsmith

Safety Committee:

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

Welcoming Committee:

Jane Heiting
Elaine Salewske

Greenbelt Committee:

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

Notes



Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • March 9, 2022

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, March 9, 2022, at the First Neighborhood Community Center located at 31830 Village Center Road, Westlake Village, CA 91361.

Call to Order

President Tish Matthews called the meeting to order at 6:04 p.m.

Members Present and Constituting a Quorum

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

Others Present
Linda Merkle, The Emmons Company
Sharon Howard, The Emmons Company
Robin Hirsch, Greenbelt Committee
Janie McKay, Architectural Committee

Homeowners Present

There were no homeowners present at the meeting.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported on the greenbelt Mutt Mitts and that the dispensers are being emptied at an alarming rate. Mr. Hirsch stated he would like to purchase stickers that remind people to just take one. Robin Hirsch supplied the Board with a proposal from This is a Monarchy to replace the plants in the greenbelt butterfly gardens.

Motion – A motion was made by Craig Heiting to approve the proposal from This is a Monarchy not to exceed \$1200.00 to replace/planting of the butterfly gardens in the greenbelt. Motion was seconded by Tish Matthews and passed unanimously.

Robin Hirsch supplied the Board with a proposal from Slade Landscaping to install 15 yards of bark in the greenbelt rose gardens including Freedom Square in the amount of \$2,100.00.

Motion – A motion was made by James Struyk to approve the proposal from Slade Landscaping in the amount of \$2,100.00 to replace the bark in the greenbelt rose gardens and Freedom Square. Motion was seconded by Richard Shin and passed unanimously.

Robin Hirsch also supplied the Board with a proposal from Slade Landscaping to replant the roses at Freedom Square along with adding soil amendments in the amount of \$471.00.

Motion – A motion was made by Tish Matthews to approve the proposal from Slade Landscaping to replant the roses at Freedom Square in the amount of \$471.00. Motion was seconded by Scott Perrotty and passed unanimously.

The Board discussed the proposal from Treescapes to do the annual tree trimming of phase II of the greenbelts in the amount of \$24,640.00. The area to be trimmed is the Watergate Court greenbelt down towards Village Brook Road.

Motion – A motion was made by Craig Heiting to approve the Treescapes proposal for the annual tree trimming of phase II in the amount of \$24,640.00. Motion was seconded by James Struyk and passed unanimously.

Safety Committee Report

Scott Perrotty reported for the safety committee. Mr. Perrotty reported the committee recently met via Zoom. There were discussions regarding children going back to school and the current speed limits. Mr. Perrotty stated he will reach out to Mark Wessel City Traffic Engineer. There also seems to be lots of coyote sightings recently from residents. The home on Watergate Court continues to be a fire hazard. The City Attorney has sent a letter.

Welcoming Committee

Craig Heiting reported on the welcoming committee. The committee stated they will post an article in the newsletter every quarter. The committee continues to reach out to local vendors for donations.

Architectural Committee

Janie McKay reported for the architectural committee. Ms. McKay reported the committee will be meeting tomorrow evening and have recently appointed a new member. The walkthrough will begin in a few months in which the committee will be addressing maintenance of trees.

The following applications have been approved by the architectural committee.

#0011	4531 Guildhall Court	Landscape
#0069	4524 Greengate Court	JADU
#0133	32027 Watergate Court	Trellis
#0158	32000 Kingspark Court	Garage Door/Front Door
#0215	31912 Richgrove Court	Roof
#0223	31982 Doverwood Court	Solar
#0254	3900 Clearford Court	Fence
#0311	31908 Benchley Court	Solar
#0380	31901 Watergate Court	Gate
#0390	31922 Foxmoor Court	Windows
#0394	31901 Foxmoor Court	Paint
#0397	31921 Foxmoor Court	Driveway
#0459	31723 Dunraven Court	Solar
#0532	4226 Orchardview Court	Landscape
#0597	4424 Sevenoaks Court	Landscape
#0618	4417 Guildhall Court	Pool/Spa
#0642	4447 Regents Court	Gate
#0668	4406 Regents Court	Solar

Approval of Minutes

Motion: A motion was made by James Struyk to approve the February 10, 2022, Regular Meeting Minutes as amended. Motion was seconded by Tish Matthews and passed unanimously.

Motion: A motion was made by James Struyk to approve the February 10, 2022, Executive Meeting Minutes regarding hearings/personnel. Motion was seconded by Scott Perrotty and passed unanimously.

Motion: A motion was made by James Struyk to approve the February 23, 2022, Executive Meeting Minutes regarding personnel. Motion was seconded by Scott Perrotty and passed unanimously.

Management Report

Linda Merkle reported the pool will be heated and open for Spring break. Ms. Merkle stated a reminder was sent out March 1st regarding the nomination form.

Financial / Delinquency Report

Craig Heiting presented the financial report. Mr. Heiting reported total cash on hand as of February 28, 2022, was \$854,703.13. The Board discussed the maturing CD from Royal Business Bank in the amount of \$120,321.50 and asked management to move it to a 9-month CD at the higher rate which is .40 %.

Linda Merkle supplied the Board with the delinquency report. The Board directed Ms. Merkle to contact lot #615 and discuss the possibility of a lien. The Board directed management to write intent to liens letters on lot #227, lot #417 & lot #556. The Board also directed management to contact SBS Lien Services regarding lot #372 and see if a lien could be placed prior to the sale of the home and email the Board with status.

Motion – A motion was made by Scott Perrotty to move the maturing CD from Royal Business bank in the amount of \$120,321.50 to a 9 month CD at .40%. Motion was seconded by Craig Heiting and passed unanimously.

Motion – A motion was made by Tish Matthews to file intent to liens on lot #227, lot # 417 & lot #556. Motion was seconded by Craig Heiting and passed unanimously.

Motion – A motion was made by Richard Shin to approve the February financials. Motion was seconded by James Struyk and passed unanimously.

Old Business

The Board discussed the rule book and approved as amended. Improvements must be completed within one year to match the current CC&R's. Also added to the rule book was temporary storage containers/pods are not permitted for more than 48 hours.

The Board revisited the purchase of an AED for the Community Center and decided to do further research and table for next month's meeting.

The Board discussed the Presidents volunteer dinner and selected April 28th to hold the event.

The Community Center security guards is still pending further research.

Linda Merkle reported she and Craig Heiting met with one of the vendors regarding the replacement of the doors at the community center. The vendor would like to do a presentation once he has finalized the proposal. Ms. Merkle stated she also met with Agoura Sash & Door and should have the proposal shortly.

New Business

Nancy Federman has volunteered to be the Inspector of Election for the upcoming election. Residents will be able to drop off their ballots the day of the election. Janie McKay also volunteered to help with the election. Ms. Federman will appoint people to assist her with the process.

Motion – A motion was made by Tish Matthews to appoint Nancy Federman as the Inspector of Election for the upcoming election. Motion was seconded by Craig Heiting and passed unanimously.

The Board reviewed a request from a resident to film in the greenbelt. The filming event will be one day only from 7 am to 7 pm. The Board stated a contract and insurance will need to be obtained and reviewed by the association attorney. A fee will also be required for use of the greenbelt along with a security deposit. The Board agreed to charge the resident the rental rate for use of the Community Center for their use of the greenbelt.

Linda Merkle supplied the Board with quotes regarding the workers compensation insurance for the summer camp. After discussing the Board agreed on PMA Insurance Company.

Motion – A motion was made by James Struyk to approve the quote from PMA Insurance Company. Motion was seconded by Richard Shin and passed unanimously.

Board Member Comments

A Board member reported for a resident that a local realtor seems to be soliciting elderly residents.

Community Center Applications

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

Name	Event	
Resident	Party	05/14/22
Non-Resident	Party	10/01/22
Non-Resident	Party	10/29/22
Non-Resident	Party	11/12/22
Non-Resident	Party	11/19/22

There being no further business the meeting adjourned at 8:02 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine May Checklist

Planting

Plant Summer Annuals. Nurseries carry a huge selection this month. Sturdy standbys like petunias and vinca are available in refreshing pastel shades. There are rudbeckias compact enough for containers. And some coleus now thrive in the sun. Other options include alyssum, candytuff, bedding dahlias, dianthus, geraniums, lobelia, marigolds, nictiana, phlox, portulaca, and verbena. Start cleome, cosmos, nasturtiums, sunflowers, and zinnias from seed. They're all easy and rewarding.

Plant Culinary Herbs. Nurseries are well stocked with herbs, and it's a good time to plant. Try basil, chervil, chives, lemon grass, marjoram, mint, oregano, parsley, rosemary, sage, savory, tarragon, and thyme. Cilantro and dill are best started from seed.

Plant Summer Vegetables. Set out plants of cucumber, eggplant, melon, pepper, squash, and tomato. Sow seeds of corn, cucumbers, lima and snap beans, melon, okra, pumpkin, and summer and winter squash. In the low desert plant Jerusalem artichoke, okra, peppers, and sweet peppers.

Start Lawns. This is a good month to plant subtropical grasses like St. Augustine, Bermuda, and zoysia. You can lay sod or plant plugs.

Maintenance

Step Up Watering. As temperatures warm, plants need to be watered more often. Check new plantings regularly. Seedlings and transplants need frequent shallow watering for a few weeks to establish new roots. Watering established plants - including lawns less often



but more deeply to encourage deep root growth. Use a soil probe to test moisture content, and irrigate as needed. Adjust or override automatic sprinklers to meet water needs.

Replenish Mulch. A 3 to 6 inch layer of mulch around trees, shrubs, and established perennials keep roots cool and moist and discourages weeds. To prevent diseases, leave a clear area around the base of the trunks.

Prevent Blossom-End Rot in Tomatoes. Overfertilizing and heat waves in late spring and early summer trigger this frustrating disease. To prevent it, be stingy with feeding, mulch deeply around plants, and maintain even soil moisture.

Thin Fruit. On apple, peach, and other deciduous fruit trees, thin fruit so it's spaced about 6 inches apart.

Pest Control

Watch For Tomato Hornworms. The green worms will be easier to spot if you sprinkle the tomato foliage lightly with water first. Then shake off the water to make the worms more visible. Handpick them.

CHILD SAFETY

(cont'd from page 2)

- Have your mom or dad or both of them walk your school route with you to make sure that it is completely safe.
- Always stick to the same, safe route going to and from school. Don't take shortcuts and never hitchhike.
- When at public places, parks, markets, shopping malls, etc., always have your parents or guardian accompany you when you need to use the restroom.

What to do in an emergency:

Explain to your child that if someone is hurt or very sick, there is a car accident or a fire, call 9-1-1 as soon as possible. Your child needs to know that if he or she gets lost, go to a pay phone and dial 9-1-1 to get help. This is a free call from a pay phone.

Approved Architectural Applications

- #0018 4516 Knightsgate Court
Hardscape
- #0027 4510 Henley Court
A/C Unit
- #0230 31938 Doverwood Court
Solar
- #0364 31901 Kingspark Court
Tree Removal/Replacement
- #0479 31724 Bainbrook Court
Garage Door, Paint, Stonework
- #0574 4324 Hartfield Court
Garage Door/Hot Water Heater
- #0592 4401 Sevenoaks Court
Pool/Spa



What's Inside . . .

- Homeowners Meeting
- Welcome Neighbors
- Pool Party Rules
- New Emmons Company
Portal for POA
- Newsletters and Board
Meeting Agendas
- Safety Committee
- Election Time!
- FNDC News
- Calendar
- The Sheriff's Department
Community Tips
- Places of Worship
- Minutes
- Sunset Magazine
- Approved Architectural
Applications

DATED MATERIAL

Trash Can Reminder

Trash containers must be placed at the street no earlier than 5:00 p.m. on the evening prior to collection and should be removed from view of the street no later than 12:00 midnight on the day of collection. Trash containers must be placed on the street against the curb as required by the trash vendor. Containers must not be placed on or obstruct sidewalks. Thank You!

Greenbelt News

As the SoCal drought continues, and water restrictions kick in, water is on everyone's mind these days. How much should I use and when should I use it are the most common questions. Of course, the greenbelt is not exempt from all of this. So, the greenbelt Committee wanted you all to know our plan to keep the greenbelt green.

The good news is that thanks to the wisdom of the Board of Directors many years ago, the greenbelt uses reclaimed water. Therefore, the restrictions are there but not as severe. However, as SoCal uses less water, it stands to reason that there will be less reclaimed water as well. With all that in mind, we have cut back to three days a week for shorter durations. As long as the weather stays as mild as it has been, we will be fine. With the assistance of Slade Industrial landscaping who cares for the greenbelt, we will continue to monitor the situation and adjust accordingly.

We all need to do whatever we can to help navigate through this drought. Please check with LVMWD for details regarding home use. If you have not done so already, go to lvmwd.com and set up your watersmart account. This will give you an hour-by-hour picture of your home water use.