

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

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Safety Committee

The Lost Hills Sheriff's Department recently presented a public safety update at the city council study session on September 28. The update included several home safety tips. You can view the full presentation at WLV.org by choosing Council Meetings, Agendas & Videos.

- Add cameras to your home. The Ring doorbell or any other type of camera system can be very helpful for LASD to solve a crime at your home or in your neighborhood.
- Light up the outside of your house so there are not any dark areas.
- Light up the inside of your home using timers or smart bulbs so even if you are not home, it looks like you are.
- Park your car in your garage. When criminals are casing a neighborhood, they pay attention to where you park. They will know if you are home based on whether or not your car is in the driveway.
- Lock your car and don't leave anything valuable inside. You cannot hide anything in your car because the crooks know exactly where to look, and a car break-in usually occurs in less than a minute.
- Don't store valuables in your main bedroom and bathroom. The gangs that have been known to break into homes in our area often only ransack those two rooms. They can be in and out in under four minutes. It is common for them to use patio furniture to gain access to the second floor where there usually aren't cameras or alarms.
- Criminals rarely if ever break into homes with a large barking dog – good news for current or prospective large dog owners!
- If you come home and find someone in your home, leave and call law enforcement on 911. If you come



home to a door open or evidence that someone may have been in your house, stay outside or leave and call LASD at 818-878-1808.

- Always call law enforcement first before posting on social media. Don't let the sheriff be the last to know.
- Make friends with your neighbors and watch out for one another. If someone's garage door is open when it shouldn't be, send a helpful reminder text.
- Numbers don't lie...over half of all home burglaries are due to an unlocked home and many thefts occur from unlocked vehicles.

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.

*Brian & Helen, 31926 Watergate Court
California Westlake Estate LLC, 4520 Wolsey Ct.
Matthew & Jennifer, 31983 Doverwood Court*

Greenbelt News

Since it is now autumn, this is the perfect time to talk about trees. Yes, those things behind your home that drop their leaves in your yards and pools. But really, the greenbelt trees are a vital part of First Neighborhood. Beyond the shade they offer, watching the leaves blow in the wind and listening to their rustle is the most joyful part of your greenbelt experience. To us trees are a joy, but to the ecosystem they are so much more than that. Trees support the lives of many different organisms. They provide food, shelter, and nesting sites for birds, squirrels, and insects. During the hot summer days trees provide shade and shelter. Each and every tree creates its own wildlife habitat.

The Oak trees are especially important. Since they are native to Southern California, they play a vital role in our ecosystem. There are literally hundreds of bird species, insects, mammals, and lizards that depend on their presence in order to survive. Poet Joyce Kilmer wrote, "I think that I shall never see, a poem lovely as a tree." Let's add there is nothing more important than a tree to the health and well-being of our greenbelt.

The Sheriff's Department Community Tips

Halloween Safety Pointers for Parents

Make sure your kids dress up safely

- Check that the costumes are flame retardant so the little ones aren't in danger near burning jack-o-lanterns and other fire hazards.
- Keep costumes short to prevent trips, falls, and other bumps in the night.
- Try make-up instead of a mask. Masks can be hot and uncomfortable and, more importantly, they can obstruct a child's vision – a dangerous thing when kids are crossing streets and going up and down steps.
- Make sure kids wear light colors or put reflective tape on their costumes.
- Trick-or-treaters always should be in groups so they aren't a tempting target for real life goblins. Parents should accompany young children.



Make Trick-or-treating Trouble Free

- Make sure older kids trick-or-treat with friends. Together, map out a safe route so parents know where they'll be. Tell them to stop only at familiar homes where the outside lights are on.

Community Center Calendar of Events October-November 2022		
OCTOBER 2022		
Saturday 1	Party	9:00 a.m.
Tuesday 4	Service	9:00 a.m.
Wednesday 5	Service	9:00 a.m.
Saturday 8	Party	9:00 a.m.
Thursday 13	Architectural/First Neighborhood POA Meeting	6:00 p.m.
Saturday 15	Party	9:00 a.m.
Saturday 22	Party	9:00 a.m.
Saturday 29	Party	9:00 a.m.
NOVEMBER 2022		
Saturday 5	Party	9:00 a.m.
Thursday 10	Architectural/First Neighborhood POA Meeting	6:00 p.m.
Saturday 12	Party	9:00 a.m.
Saturday 19	Party	9:00 a.m.
Thursday 24	Dinner	9:00 a.m.
Friday 25	Party	9:00 a.m.
Saturday 26	Party	9:00 a.m.

- Try to get your kids to trick-or-treat while it's still light out. If it's dark, make sure someone has a flashlight and pick well lighted streets.

- Check out all treats at home in a well-lighted place.
- What to eat? Only unopened candies and other treats that are in original wrappers. Don't forget to inspect fruit and homemade goodies for anything suspicious. By all means, remind kids not to eat everything at once or they'll be feeling pretty ghoulish for awhile.

Dressed Up and Dangerous

Halloween blood and gore are harmless stuff for the most part. But sometimes dressing up as a superhero, a swashbuckling pirate, or an alien from outerspace – coupled with the excitement of Halloween - brings out aggressive behavior. Even fake knives, swords, guns, and other costume accessories can hurt people. If these objects are part of a child's costume, make sure they are made from cardboard or other flexible materials. Better yet, challenge kids to create costumes that don't need "weapons" to be scary and fun. Halloween can be a lot of fun for parents and kids alike – If everybody remembers the tricks and the treats of playing it safe.

- Make sure kids now not to enter strange houses or stranger's cars.

Treats

- Kids need to know not to eat their treats until they get home. One way to keep trick-or-treaters from digging in while they're out is to feed them a meal or a snack beforehand.

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 • July 14, 2022**

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Thursday, July 14, 2022, at the First Neighborhood Community Center located at 31830 Village Center Road, Westlake Village.

Call to Order

President Tish Matthews called the meeting to order at 6:03 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
Mason Markell, Summer Camp Director
George Foster, Designer

Homeowners Present

There was one homeowner present at the meeting.

Presentation from George Foster, Designer

George Foster, designer introduced himself to the Board. Mr. Foster supplied the Board with design options to review for remodeling the community center. Items discussed were lighting, sound proofing, updating the paint and stonework. The Board discussed the time frame and the possibility of having to close down the building during that time. After reviewing the designs, the Board thanked George Foster for attending the meeting.

Robin Hirsch stated he also knows a sound person if the Board wanted a second opinion. Scott Perrotty suggested obtaining another proposal to compare.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch reported that he and his committee have been researching long term goals for the greenbelts. Currently the greenbelts have been limited by the LVMWD to cutback the recycled water usage by 25%. The greenbelt committee is working on a 5-year plan to incorporate native and drought tolerant gardens.

Robin Hirsch supplied the Board with a proposal from Treescapes to remove a dead branch and perform thinning on an Ash tree in the greenbelt located at 4400 Henley Court in the amount of \$1,244.

Motion: A motion was made by Tish Matthews to approve the Treescapes proposal in the amount of \$1,244. Motion was seconded by James Struyk and passed unanimously.

Robin Hirsch discussed with the Board the arborist report supplied by a homeowner from Greene Tree Care regarding a eucalyptus tree in the greenbelt behind his home. The homeowner has stated the tree is dying and offered to pay for half of the removal. After reviewing the findings, the Board agreed to accept the lower bid from Treescapes in the amount of \$6,490 and pay half for the removal.

Motion: A motion was made by Richard Shin to approve the Treescapes proposal in the amount of \$6,490 and pay for half of the removal. Motion was seconded by Scott Perrotty and passed unanimously.

Safety Committee Report

Scott Perrotty reported for the safety committee. Mr. Perrotty stated there is a new captain at the Sheriff's station. Crime measures are currently being discussed due to the recent smash and grabs.

Welcoming Committee

No report from the welcoming committee.

Summer Camp Report

Mason Markell, Summer Camp director stated camp is going very well. Many families are adding weeks. Staffing has also been great. Mr. Markell informed the Board that a parent was concerned when his two children in the neighborhood walked home from camp. Both campers' names were on the camp release form which allows them to do so. The parent then threatened to contact the police and began harassing the director. The Board directed management to contact the associations human resources attorney and have a conversation with the parent.

Architectural Committee

No report from the architectural committee. The architectural committee is currently working on adjusting the artificial turf policy. The following applications have been approved by the architectural committee.

Lot#0090	4530 Coolhaven Court	Wall
Lot#0158	32000 Kingspark Court	Solar
Lot#0291	31756 Bedfordhurst Court	Pool/Spa
Lot#0292	31752 Bedfordhurst Court	Flat Roof
Lot#0318	31802 Tynebourne Court	Solar
Lot#0392	31908 Foxmoor Court	Solar/Landscape
Lot#0428	4320 Crownfield Court	Flat Roof
Lot#0453	4309 Hartfield Court	Hardscape/Landscape
Lot#0456	31770 Village School Road	BBQ/Firepit
Lot#0572	4310 Hartfield Court	Gate

Approval of Minutes

Motion: A motion was made by James Struyk to approve the June 9, 2022, Regular Meeting Minutes. Motion was seconded by Tish Matthews and passed unanimously.

Motion: A motion was made by Tish Matthews to approve the June 15, 2022, Executive Meeting Minutes as ammended regarding personnel. Motion was seconded by Richard Shin and passed unanimously.

Management Report

Linda Merkle reported the AED for the community center has arrived and will schedule the installation shortly. The Board discussed the community center garbage disposal and asked management to contact another vendor to fix the existing broken pipe. The Board also directed management to replace the no trespassing sign at the community pool.

Financial / Delinquency Report

Craig Heiting presented the financial report. Mr. Heiting reported total cash on hand as of June 30, 2022, was \$850,165.54. Currently everything is right on target.

Motion – A motion was made by Craig Heiting to approve the June financials/delinquency report. Motion was seconded by Scott Perrotty and passed unanimously.

Old Business

Linda Merkle reported on the website service contract. Ms. Merkle stated she spoke to the vendor who will make the changes regarding termination and resend the agreement. The fees will be \$119.40 once a year for the website hosting plus a quarterly flat fee of \$105.

Motion – A motion was made by Craig Heiting to approve the website service contract. Motion was seconded by Scott Perrotty and passed unanimously.

Linda Merkle supplied the Board with the updated rule book. The Board agreed to review the booklet and discuss further at the September meeting.

Linda Merkle also supplied the Board with a possible security company for the community center rentals. Tish Matthews asked for references and that a meeting be scheduled. Further discussion will be scheduled for the September meeting.

The Board reviewed the reserve study draft. After reviewing the Board agreed on the funding plan #3 with the monthly contribution of \$10,965.

Motion – A motion was made by Tish Matthews to approve the reserve study draft funding plan #3 with the monthly contribution of \$10,965. Motion was seconded by James Struyk and passed unanimously.

The Board discussed the 2022 pool renovation proposal. Linda Merkle suggested a construction manager be hired to oversee the project. After reviewing the proposal Craig Heiting stated he with makes some changes and send the new proposal to the Board and management. Mr. Heiting stated he may also know some vendors.

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Minutes of the First Neighborhood Property Owners Association
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New Business

Craig Heiting reported on the budget projections for next year. Mr. Heiting stated he has run the numbers and currently the association is right on track. Club-house fees are better than projected. Landscape/greenbelt is currently over budget due to the annual tree trimming and dead wooding. Craig Heiting stated there is a cost-of-living increase in which he has a five-year plan for assessment increases. Mr. Heiting will email his budget plan to the Board for review.

Linda Merkle supplied the Board with information regarding the community association institute asking for support. The CAI meetings are informational meetings to bring to Board up to date on the current laws. The Board agreed to include a donation in next year's budget.

The Board reviewed two proposals to install motion lights on the back wall of the community pool. After reviewing the proposals, the Board asked management to set up at meeting with the vendor of the lower bid.

The Board reviewed the contract from The Stand for the upcoming neighborhood BBQ on Sunday, August 28th from 4:00 pm to 7:00 pm in the amount of \$4,004.72. Music will also be present from musician Mike West.

Motion – A motion was made by Scott Perrotty to approve The Stand contract in the amount of \$4,004.72. Motion was seconded by James Struyk and passed 4-1.

Board Comments

Craig Heiting discussed code of conduct and harassment regarding employees and volunteers. The Board directed management to contact the associations human resources attorney for further information.

Community Center Applications

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

Name	Event	Date
Non-Resident	Meeting	09/07/22
Non-Resident	Services	10/04/22 & 10/05/22
Non-Resident	Party	11/03/22
Non-Resident	Reception	11/08/22
Non-Resident	Party	11/25/22
Non-Resident	Dinner	02/08/23

There being no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Sharon Howard
Recording Secretary

**Sunset Magazine
October Checklist**

Planting

Bulbs. Plant anemones, daffodils, ranunculus, and all the South African bulbs that thrive on our climate – like Babiana, freesia, Ixia, Sparaxis, and watsonia. Buy hyacinth and tulip bulbs but chill them in the refrigerator for four to six weeks before planting.

Cool-Season Annuals. Coastal, inland and low-desert gardeners can set out transplants of calendulas, cyclamen, dianthus, Iceland poppies, ornamental kale, pansies, primroses, Schizanthus, pinnatus, snapdragons, stock, violas, and other early-blooming bedding plants. For more variety and for cutting flowers, try seeding Agrostemma, gitbago, forget-me-nots, godetia, larkspurs, Shirley poppies, and sweet peas directly into garden beds. (Sow seeds in raked, weed free soil).

Winter Crops. Gardeners in frost free areas can continue to sow beets, carrots, chard, fava beans, onions, parsley, peas, radishes, and turnips, and set out transplants of broccoli, cabbage, and other cole crops. Coastal area gardeners can also start lettuces and other leafy crops from seed or transplants.

Natives. Deep, dense roots make ceanothus, toyon, and other native shrubs great choices for erosion control on slopes. Plant selection at many nurseries is excellent this month. Also, native plant societies host plant sales, as do many public gardeners. Check the garden calendar of your local newspaper for listings.

Maintenance

Divide Perennials. Dig up agapanthus, daylilies, Shasta daisies, and other perennials that are overcrowded. Divide and replant.



Feed Roses. Give roses one last feeding this month. Many rosarians also sprinkle a handful of Epsom salts-about ¼ cup per mature plant around their plants now. The salts help roses absorb nutrients from alkaline soils.

Rejuvenate Lawns. If you have a cool season lawn such as fescue, this is the time to rake out thatch and uproot crabgrass. If fungus has been a problem, treat the lawn with a commercial product before rains start. To boost growth, give the grass a complete lawn fertilizer. If you have a warm season lawn such as Bermuda that goes brown in the winter, overseed it with annual ryegrass now. Before overseeding, cut grass short. Afterward, mulch the grass and seeds with manure or a fine grained soil amendment. Keep the ground damp until seeds sprout.

Pest Control

Protect Cole Crops. Cabbage loopers small, green worms can do quick damage to young, tender seedlings. Cover cole crops with floating row covers to prevent white butterflies from laying their eggs on the leaves. Or dust the leaves with Bacillus thuringiensis, a biological control that kills larvae.

Manage Insect Pests. Aphids and whiteflies multiply when temperatures cool off a bit. Dislodge them from plants with blasts of water from a hose. Or use an insecticidal soap.



What's Inside . . .

- Safety Committee
- Welcome Neighbors
- 2022 Annual Architectural Walkthrough
- Greenbelt News
- Calendar
- The Sheriff's Department Community Tips
- Places of Worship
- Minutes
- Sunset Magazine

DATED MATERIAL

Coyote Reminders

Please be aware that we have had several sightings of coyotes roaming in the neighborhood. You might want to put your animals in at night for their own safety. To discourage coyotes the following list of do's and don'ts to minimize intrusion is offered by LA County's Department of Animal Control and Agriculture:

- Feed pets indoors or promptly remove empty food dishes if fed outdoors. Store pet food indoors.
- Clear brush and dense weeds from and around property. This deprives rodents and shelter and reduces protective cover for coyotes.
- Use trash barrels with tight clamping lids to prevent spills if overturned by large animals.
- Do not provide food and water for coyotes or other wildlife. This abnormally attracts coyotes and promotes increased numbers of smaller wildlife that is a food source for coyotes.
- Do not use unprotected plastic bags as garage containers. Coyotes can readily rip them open and scatter the contents.

Trash Cans

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!

Approved Architectural Applications

Lot#0081	4531 Beaconsfield Court	Paint
Lot#0128	32008 Foxmoor Court	Wall
Lot#0129	32000 Foxmoor Court	Solar
Lot#0155	32020 Kingspark Court	Solar
Lot#0178	32019 Royceton Court	Paint
Lot#0277	31701 Kentfield Court	Wall/Landscape/Tree Removal
Lot#0277	31701 Kentfield Court	Pool/Spa
Lot#0286	31759 Kentfield Court	Landscape
Lot#0290	31762 Bedfordhurst Court	Patio Cover
Lot#0291	31756 Bedfordhurst Court	Skylights
Lot#0303	31837 Village Brook Road	Gates/Awning/Stump Removal
Lot#0303	31837 Village Brook Road	Wall/Gate Modification
Lot#0315	31822 Tynebourne Court	Solar
Lot#0420	4201 Crownfield Court	Tree Removal
Lot#0460	31731 Dunraven Court	Paint
Lot#0493	31703 Dunraven Court	Patio Cover
Lot#0498	4235 Hartfield Court	Solar
Lot#0592	4401 Sevenoaks Court	Garage Door

City Council Meetings

If you are interested in attending City Council Meetings, they are scheduled the 2nd and 4th Wednesdays of each month at 6:30 p.m. at the City Hall. An agenda is also available to you the Friday before each meeting, which you can pick up at the City Hall. Get involved!

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, October 13 at 6:00 pm. The meeting will be held in the Community Center ballroom. All homeowners are invited to attend.

2022 Annual Architectural Walkthrough

The 2022 Annual Neighborhood walkthrough is still going on. Please make sure if you received a notice that you return your form to the office once the repairs have been completed. Thank you!