

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.

*Unmesh & Radhika
32030 Wallington Ct*

CC&R Highlights

Before proceeding with any alternation to the outside of your home (front, back, or sides), fill out and submit an Architectural Request form at least four weeks before scheduling the work. (The form is available by mail, the First Neighborhood website www.firstneighborhood.org, or you can stop by the First Neighborhood Office at the Community Center.)

Greenbelt News

The single most common complaint the Greenbelt Committee receives is about loose dogs. We have often written articles that reiterate the point that the Greenbelt is not a dog park. There is never a time your dog can be taken off leash to wander loose with you when you take a walk. According to the LA County Code of Ordinances section 10.31.010 "All dogs must be restrained on substantial leashes while on public property."

There is also an area beyond the law. It is called courtesy and respect. The Greenbelt is called common property. Every person that lives in First Neighborhood must have unhindered access to it. Just because your dog is friendly does not give you permission to let them off leash. Some of our residents are afraid of dogs and the sight of a loose dog running towards them is terrifying. Older people who are not quite steady on their feet are also at risk if a loose dog should accidentally bump into them.

And then there is liability. If your dog is loose on the Greenbelt and causes any damage to a person or property you are personally liable for those damages. So neighbors please, please, please keep your dog on a leash on the Greenbelt. The whole neighborhood benefits when you act with this courtesy when you are out walking your dog.

The Sheriff's Department Community Tips

What to do about annoying telephone calls



The Los Angeles County Sheriff's Department is concerned when you or your family are disturbed due to violations of the law. Annoying telephone calls are among the most irritating, infuriating and frightening of these violations. The information contained in this letter will assist you in dealing with annoying telephone calls.

Experience has shown that nuisance calls can come from almost anyone. These calls are not only originated by strangers but in rare instances they may come from close acquaintances, neighbors or fellow employees. The great majority of these calls come from a relatively small group of people. This group is often comprised of unsupervised youngsters, misguided or frustrated people and the mentally ill. Generally, these calls are placed at random, with no particular victim in mind. If you should receive such a call, a good rule to follow is to give the caller no satisfaction; he will usually give up after one or two attempts and try someone else.

Community Center Calendar of Events November - December 2022		
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.
DECEMBER 2022		
Saturday 3	Party	9:00 a.m.
Saturday 10	Party	9:00 a.m.
Saturday 17	Party	9:00 a.m.

Abusive, harassing or obscene calls are by far the worst. The originators of these calls are attempting to infuriate and terrify you. The caller may remain silent for a little while. When you receive this type of call, don't give the caller a chance to get started. Hang up! Remember, that these types of callers want you to react. If a caller makes any obscene or suggestive remark, hang up. The caller would like nothing better than to hear you ask who he is or what he wants.

Here are some things to keep in mind should you be the recipient of anonymous calls.

1. Always use the telephone on your terms: not those of the caller. Don't talk to anyone unless you want to.

2. Make the caller identify himself. When a voice asks, "Who is this?" Don't tell him, instead ask, "What number did you call?" If the call isn't legitimate, that very likely will end it.
3. Instruct your children (and their babysitter) never to talk on the phone to anybody they don't positively recognize. An innocent comment like "Daddy's out of town" could be helpful to a burglar. Teach them to ask for the number so somebody can call back later.
4. If it's the kind of caller who remains silent after you answer, hang up. Some want to listen, just to see what you'll do; particularly to see if you'll get angry. It isn't much fun listening to a dead line.

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 • September 8, 2022

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Thursday, September 8, 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 6:02 p.m.

Members Present and Constituting a Quorum

Tish Matthews, President
Richard Shin, Vice President
Craig Heiting, Treasurer
James Struyk, Secretary

Others Present

Sharon Howard, The Emmons Company
Robin Hirsch, Greenbelt Committee
Mason Markell, Summer Camp Director

Members Absent

Scott Perrotty, Member-at-Large

Homeowners Present

There were two homeowners present at the meeting.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch supplied the Board with a proposal from Tom Foster Construction to remove and replace the sidewalk near the clubhouse and the sidewalk intersection between Beaconsfield Court and Crownfield Court. Mr. Foster offered a discount if both sections are done together. After discussing the Board agreed to approve option A which includes removal and replacement of the sidewalk near the clubhouse/Crownfield due to tree root lifting. Robin Hirsch stated the intersection areas will need to be done in the future.

Motion: A motion was made by James Struyk to approve the Tom Foster Construction proposal option A in the amount of \$5,785.00 and postpone option B. Motion was seconded by Richard Shin and passed unanimously.

Robin Hirsch supplied the Board with a proposal from Treescapes to perform root pruning on the greenbelt tree near Crownfield Court in the amount of \$590.00 in coordination with the walkway replacement. The Board also discussed the proposal from Treescapes to remove and replant six Gold Medallion trees. The Board agreed to revisit the Treescapes proposal for the Gold Medallion trees next March.

Motion: A motion was made by Tish Matthews to approve the Treescapes proposal in the amount of \$590.00 and assign it to reserves. Motion was seconded by James Struyk and passed unanimously.

The Board also reviewed the proposal from Treescapes in the amount of \$8,380.00 to provide risk reduction, thinning and the removal of one Silver Dollar Gum tree. The Board agreed to remove the seven ash trees from the proposal in the amount of \$3,148 and have the Silver Dollar Gum tree removal paid out of reserves.

Motion: A motion was made by Craig Heiting to approve the Treescapes proposal in the amount of \$5,232.00. Motion was seconded by James Struyk and passed unanimously.

Safety Committee Report

No report from the safety committee.

Welcoming Committee

No report from the welcoming committee.

Summer Camp Report

Mason Markell, summer camp director said camp went very well this year. Many families wanted to add additional weeks. Most of the staff were new this season and are very interested in coming back next year. The assistant director David Teowee also did an amazing job. Mr. Markell stated the communication with the Board was much better this year. Suggestions for next year would be to have better communication with the lifeguards and more communication with parents regarding field trips etc. The Board thanked Mason Markell for all his hard work.

Architectural Committee

No report from the architectural committee.

The following applications have been approved by the architectural committee.

Approved Architectural Applications

Table with 3 columns: Lot#, Address, and Action. Includes entries for 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), and Lot#0277 (31701 Kentfield Court, Wall/Landscape/Tree Removal).

Table with 3 columns: Lot#, Address, and Action. Includes entries for 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/Stub 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), and Lot#0592 (4401 Sevenoaks Court, Garage Door).

Approval of Minutes

Motion: A motion was made by James Struyk to approve the July 14, 2022, Regular Meeting Minutes. Motion was seconded by Richard Shin and passed unanimously.

Motion: A motion was made by James Struyk to approve the July 14, 2022, Executive Meeting Minutes regarding personnel. Motion was seconded by Richard Shin and passed unanimously.

Management Report

Linda Merkle supplied the Board with a written report. The AED has been installed at the community center and the replacement/repairs to the pergola at the pool has been completed. The no trespassing signs, and recycled water signs have been ordered and are ready for installation. Ms. Merkle is also working on the turf replacement rebate with Be Water Wise for the Coolhaven greenbelt area.

Dunbar Plumbing has been contacted regarding the replacement of the commercial garbage disposal in the community center kitchen. The Board agreed to accept the replacement cost of the garbage disposal and to not exceed \$3,000.00. The Board also directed management to investigate replacing the double oven in the kitchen.

Motion - A motion was made by James Struyk to approve the replacement of the community center garbage disposal and not to exceed \$3,000.00. Motion was seconded by Craig Heiting and passed unanimously.

Financial / Delinquency Report

Craig Heiting presented the financial report. Mr. Heiting reported total cash on hand as of August 31, 2022, was \$802,473.01. Currently everything is right on target.

Motion - A motion was made by Craig Heiting to approve the July and August financials/delinquency report. Motion was seconded by Tish Matthews and passed unanimously.

Old Business

Tish Matthews stated security will be tabled for the next meeting.

The Board reviewed the updated rule book and stated the suggestions from Jeanne McDonald, association attorney, were not included. The rule book will be tabled for review next month.

James Struyk reported on the lighting around the community center and pool. Mr. Struyk stated there is no light near the trash cans on one side of the building. The maintenance personnel is currently updating the motion lights on the back of the community center. James Struyk stated he would like to meet with the electrician to discuss the placement of three sensors and have the lights stay on all night near the back of the pool area. The Board directed management to set up a meeting with Fornoff Electric and James Struyk.

Craig Heiting reported on the neighborhood BBQ. Close to 200 people showed up and homeowners were very appreciative. Mr. Heiting stated he would like to look into marketing for more participation.

The Board discussed the community center renovations and stated they would like the door replacement to be separate from the renovations. Craig Heiting stated he will work on the community center renovations and asked that management work on the door replacement.

New Business

Craig Heiting supplied the Board with his budget projections for 2023. Mr. Heiting proposed a 20% increase from \$170.00 to \$204.00 per quarter in order to meet the Reserve Study recommendations. Tish Matthews suggested

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a 12% increase. James Struyk also suggested trying to stay under \$200.00 per quarter along with Richard Shin agreeing. Craig Heiting stated he will put together options for review and asked that the Board send comments so they can approve the budget at the October meeting.

The Board discussed the pool renovation proposals. After discussing the Board asked that management reach out to Aqua Creations and get addresses/photos of pools they have worked on. The Board also discussed getting separate bids for the pool and decking. Craig Heiting suggested using pavers for the decking and asked management to contact the health department to make sure they are allowed.

The Board reviewed the contract from Beachfront Pool Designs to service the community pool which is the same price as the previous vendor. The previous owners have split the business.

Motion: A motion was made by Tish Matthews to approve the Beachfront contract. Motion was seconded by Richard Shin and passed unanimously.

The Board discussed a request from a resident to pay half of the surveyor report which was needed to provide proof that part of the property extends onto greenbelt. Since the association was not involved in the original building of the home, the Board declined to pay for half. A surveyor report is needed before the modifications to the lot can be approved. The Board is also requesting that the vendors who do the work add The Emmons Company and First Neighborhood POA as additional insured. They will also be required to access the lot via the homeowner's property and not through the common area greenbelt.

Board Comments

James Struyk discussed the architectural committee walkthrough. Mr. Struyk stated it would be nice to have a contact if residents needed clarification. Management stated the contact information is on the walkthrough form and residents can call the office with any questions.

Community Center Applications

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

Name	Event	
Non-Resident	Party	10/30/22
Non-Resident	Party	01/28/23
Non-Resident	Party	02/11/23
Non-Resident	Party	03/25/23
Non-Resident	Party	04/22/23

There being no further business the meeting adjourned at 9:01 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary

Sunset Magazine November Checklist

Planting

Green Manure. If you don't plan on growing winter vegetables, plant a cover crop like clover, fava bean, vetch, or annual rye in your empty vegetable beds instead. When you turn over the crop in the early spring, you'll be enriching the beds with inexpensive organic material. Legumes-all but the rye-also add nitrogen to the soil.

Winter Vegetables. Early November is an excellent time to start cool-season crops in many areas. Sow seeds of beets, carrots, chard, onions, parsley, peas, radishes, and turnips, and set out transplants of broccoli, cabbage, and other cole crops by midmonth. Continue to plant lettuces and other leafy crops from seed or transplants. Gardeners in the foothills and Central Valley can sow peas and spinach and plant garlic and onions.

Permanent Fall Color. Flowering shrubs that add color to the late fall garden include cape plumbago, Sasanqua camellias, pineapple sage other salvias, and daisy tree. Trees or shrubs with colorful fruit, such as persimmon, pomegranate, and strawberry or ones with bright berries, such as toyon, holly, pyracantha, and heavenly bamboo, are other possibilities. Don't forget deciduous trees. Gold-leafed ginkgo, orange-red Chinese pistache, and liquidambar (various shades) will color up reliably throughout Southern California, even near the coast.

Biennials. Cottage-garden favorites-canterbury bells, foxgloves, hollyhocks, and Queen Anne's lace-do best if planted in late fall. They will establish roots now and be ready to bloom on schedule come spring.



Maintenance

Prune Cane Berries. Old canes of blackberry, boysenberry, and loganberry should be cut back to the ground. Leave the new, smooth barked canes that grew this year to bear fruit next year. Don't cut the canes of low-chill raspberries now; wait until December or January.

Overseed Bermuda Grass. If you don't like the look of dormant grass, overseed with annual rye. Mow lawn short, scatter rye seed and compost, and water regularly until seed germinates.

Start a Compost Pile. Don't let your raked leaves and garden prunings go to waste. They're a good beginning for a compost pile in a hidden corner. Build a simple wire bin. Keep pile evenly moist and, to speed decomposition, turn every two weeks to aerate.

Weed Control

Stay Ahead of Weeds. Pull out annual bluegrass, chickweed, spurge, and other young weeds as they emerge. If they are not allowed to set seed, next year's weeding will be easier.



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

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DATED MATERIAL

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, November 10th at 6:00 pm. The meeting will be held in the Community Center ballroom. All homeowners are invited to attend.

Volunteers Needed

The FNPOA is seeking individuals to work as volunteers on the architectural/greenbelt/welcoming committees. This individual would ideally have a strong desire to help his/her community: If you are interested, please email showard@emmonsco.net or call Sharon at the First Neighborhood Community Center Office at (818) 889-0632.

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.

Approved Architectural Applications

Lot#0019	4522 Knightsgate	Roof
Lot#0046	4500 Yorkfield Court	Solar
Lot#0185	32023 Royceton Court	Fence
Lot#0275	31708 Kentfield Court	Solar
Lot#0279	31717 Kentfield Court	Roof
Lot#0290	31762 Bedfordhurst Court	Arbor
Lot#0291	31756 Bedfordhurst Court	Turf/Driveway/Walkway
Lot#0303	31837 Village Brook Road	Pool/Spa/BBQ/Firepit
Lot#0309	31922 Benchley Court	Facia/Roof Repair
Lot#0312	31900 Benchley Court	Paint
Lot#0315	31822 Tynebourne Court	Roof
Lot#0349	31901 Lyndbrook Court	Windows
Lot#0373	31938 Watergate Court	Landscape
Lot#0479	31724 Bainbrook Court	Stucco
Lot#0548	4362 Deerpark Court	Side Gates
Lot#0561	4324 Abbingdon Court	Remodel change
Lot#0616	31608 Village Center Road	Remodel
Lot#0624	4418 Guildhall Court	Landscape/Gate