

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. LIII No. 10 October 2025

Homeowners Meeting

The Board of Directors usually meet the second Thursday of each month. This month's meeting was rescheduled to the third Thursday due to a scheduling conflict. The next meeting is scheduled for Thurs., October 16 at 6:00 pm. The meeting will be held in the Community Center. 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.

31917 Lyndbrook Court

Greenbelt News

As e-bikes have soared in popularity, injuries, and sadly deaths, have kept pace. Most popular among pre-driving teenage boys, casualty numbers have exploded over the last two years. Yet their use and popularity continue to grow.

Unfortunately, the First Neighborhood is no exception, and the Greenbelt seems to attract them like flies. We constantly receive complaints from residents who have had near misses with kids on e-bikes. It is only a matter of time before someone gets hurt. In addition, bike tracks can also be seen crisscrossing the Greenbelt grass which is now badly scarred by the e-bike tires. Neighborhood funds will have to be used to repair the damage.

Once again, we need to remind everyone that electric vehicles of any kind are not permitted on the Greenbelt. Parents, we rely on you to please enforce.



Beautiful Home, 31703 Bainbrook

Holiday Lights and Decoration Rules Reminder

The First Neighborhood Rules Regulations page 7. #9 States- Holiday lighting and similar such decorations must not be put up more than 30 days in advance and must be removed within two weeks after the conclusion of said Holiday. You must wait for each holiday. Do not remove from one holiday and then put up decorations for the next holiday right after. Residents please be mindful and follow these rules.

Safety Committee

We want to remind our residents and visitors on the cul-de-sac streets that vehicles should not be parked adjacent to the center island of a cul-de-sac. Parking should only be along the curbs adjacent to the sidewalks. On many cul-de-sacs, when vehicles are parked both along the sidewalk and adjacent to the center island, the passage space is very narrow. This can create a challenge in access or insufficient working room for our first responders, who typically have medical emergency or fire responses in

our neighborhood at least a couple times per week unfortunately including a house fire in a cul-de-sac area earlier this year. Please do not park along the center islands! Thank you for your cooperation.

October is a peak month for potential wildfire threats. Representatives from LA County Fire and have made suggestions on how we can create a safer community by reducing or eliminating high fire hazards. A key concept from their past meetings is what they refer to as Zone Zero around each home – the space that is 0-5 feet from the structure. This area addresses the immediate vegetation and materials with the intent to create a combustible free area within this space. This can include hardscaping with non-combustible materials such as stone or gravel, not having trees, shrubs, plants or vegetation within 5 feet of your home, not having branches hanging over your home, and removing leaves, debris, or dead vegetation from this area and your gutters.

Thank you and stay safe!

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.

- 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.
- 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.

Community Center Calendar of Events October-November 2025

OCTOBER

Saturday	4	Party	9:00 a.m.
Thursday	9	First Neighborhood Board Meeting/Arcitectural POA	6:00 p.m.
Saturday	11	Party	9:00 a.m.
Saturday	18	Party	9:00 a.m.
Saturday	25	Party	9:00 a.m.
Saturday	25	Party	9:00 a.m.
Saturday	26	Party	9:00 a.m.

NOVEMBER

Saturday	8	Party	9:00 a.m.
Saturday	15	Party	9:00 a.m.
Thursday	16	First Neighborhood Board Meeting/Architectural POA	6:00 p.m.
Saturday	21	Party	9:00 a.m.
Saturday	22	Party	9:00 a.m.
Thursday	27	Party	9:00 a.m.
Saturday	28	Party	9:00 a.m.
Saturday	29	Party	9:00 a.m.

- 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.

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. Darren Cowdrey, 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 meetings are held the second Thursday of each month at 6pm 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 third 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 (8:30 - 12:30 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 (8:30 am-12:30 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 – Scott Perrotty
Secretary – James Struyk
Member-at-Large – Tony D'Amore

Architectural Committee:

Bill Amador
Alan Chalk
Jil Richman
Elisa Hirsch
Jeb Adams
Drew Maness

Safety Committee:

Scott Perrotty, Chairman, 818-519-1988
Arlene Kovalivker
Jill Marder-Meyer
Donna Bruhn

Welcoming Committee:

Arlene Kovalivker
Elaine Salewske

Greenbelt Committee:

Robin Hirsch, Chairman, 818-822-7091
Bruce Gruver
Allisyn Cashdan
Caroline Raser

Notes



SEPTEMBER

cool, crisp, air

BREEZY

OCTOBER

AUTUMN

NOVEMBER

HARVEST

APPLES



Happy

FALL

y'all

thankful

falling, raking, jumping, joy

LEAVES

ACORNS

hayrides

pumpkins

thankful

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.

Approved Architectural Applications

Lot#0553	4367 Deerpark Court Driveway Pavers
Lot #0213	31926 Richgrove Ct Pavers
Lot #0441	4341 Hartfield Ct Paint
Lot#0600	4445 Henley Ct Wall
Lot#0319	31803 Tynebourne Ct Siding, gutters, paint, tree
Lot#0222	31983 Doverwood Ct Columns and hardscape
Lot#0310	31916 Benchley Ct Skylights
Lot#0141	32001 Kingsark Ct Roof
Lot#0577	4344 Hartfield Ct Remodel
Lot#0239	3915 Trowbridge Ct Water Heater
Lot#0517	4210 Abbingtion Ct Windows
Lot#0120	4530 Greengate Ct Solar
Lot#0068	4406 Regents Ct Solar
Lot#0648	4411 Regents Ct Remodel
Lot#0057	4510 Belham Ct Powerwall

Rental of First Neighborhood Community Center

Do you have a wedding or special party coming up this year? This is a reminder that as a First Neighborhood resident, you are entitled to rent the Community Center for your personal and social events and may reserve the facility one year prior to your event. If you would like to use the Center and would like more information, call Jessica Diaz at (818) 889-0632 or drop by the office Monday-Friday from 8:30 a.m. - 12:30 p.m. after hours you may leave a message on the answering machine and your call will be returned the following weekday.



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

What's Inside . . .

- ☐ Homeowners Meeting
- ☐ Welcome Neighbors
- ☐ Greenbelt News
- ☐ Holiday Lights and Decoration Rules
Reminder
- ☐ Safety Committee
- ☐ The Sheriff's Department
Community Tips
- ☐ Calendar
- ☐ Places of Worship
- ☐ Sunset Magazine
- ☐ Approved Architectural Applications
- ☐ Rental of First Neighborhood
Community Center

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 dos 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.

City Council Meetings

If you are interested in attending City Council Meetings, they are scheduled for 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!