



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. 11 November 2025

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is November 13th at 6 pm. The meeting will be held in the Community Center. All homeowners are invited to attend. There will be no meeting in December

Welcome New Neighbors

These new residents have recently moved into our First Neighborhood, and we welcome them. As new residents and members of the First Neighborhood Property Owners Association, you should call the Community Center office (818) 889-0632 if you have any questions regarding your new home or neighborhood.

31800 Langspur Ct

31701 Kentfield Ct

CC&R Highlights

Before proceeding with any alteration 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.)

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.



Beautiful Home, 4516 Belham Court

Greenbelt News

November is the month of Thanksgiving so we thought it would be appropriate to write about all we are grateful for here in First Neighborhood. Of course, we'll start with the Greenbelt.

Where else on the planet earth can you find a community Greenbelt like ours? Lined by beautiful trees, it meanders through our community and ties it together with its winding paths. It is a place where families gather, kids ride their bikes, and dogs do their sniffing. It is unique and we are so grateful to have it be a part of our community.

We are also grateful for the spirit of First Neighborhood and the wonderful volunteers that keep it running smoothly. From our Board of Directors, to the numerous committees, neighbors have for decades stepped up to do what is necessary to keep our neighborhood shining.

We are just so grateful for all that is First Neighborhood. Happy Thanksgiving neighbors.

Safety Committee News

We continue to hear reports of residential burglaries in the Conejo Valley. There have been incidents in the past such as one that occurred in our neighborhood on a Saturday morning. A perpetrator parked a van in the driveway and pried open a house front door, likely thinking no one was home, but the resident was home in an upstairs bedroom. The perpetrator asked if the resident had called for service, then quickly left without taking anything or further engaging the resident, leaving the area quickly in a van.

This is an example that bad things can happen even when houses are secured or people are at home. Strengthen or add locks to your doors, have an alarm system (or a dog), and add round wooden rollers to prevent windows from being slid open. It is reminder that it is important for us, as neighbors, to look out for each other, be observant, and to call LASD if observing anything suspicious or potentially out of place.

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.

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.

Community Center Calendar of Events November-December 2025

NOVEMBER

Saturday	8	Party	9:00 a.m.
Saturday	15	Party	9:00 a.m.
Thursday	13	First Neighborhood Board Meeting/Architectural POA	6:00 p.m.
Friday	21	Party	9:00 a.m.
Saturday	22	Party	9:00 a.m.
Tuesday	25	Party	9:00 a.m.
Thursday	27	Party	9:00 a.m.
Saturday	28	Party	9:00 a.m.

DECEMBER

Saturday	6	Party	9:00 a.m.
Saturday	13	Party	9:00 a.m.
Friday	19	Party	9:00 a.m.

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



Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • September 18, 2025

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on September 18, 2025 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 6:00 p.m.

Board Members Present and Constituting a Quorum

Tish Matthews, President
Richard Shin, Vice President
Scott Perrotty, Treasurer
James Struyk, Secretary

Board Members Not Present:

Tony D'Amore, Member-at-Large

Others Present

Dana Moore, Community Manager,
The Powerstone /The Emmons Company
Robin Hirsch, Greenbelt Committee

Homeowners Present: Two homeowners present

Homeowner Comments

A homeowner presented a concern about a tree on the greenbelt that is overgrown and could potentially be a risk of his property. Robin Hirsch will contact Treescapes to request a reevaluation of the tree and will inform the homeowner of the results of their findings.

Greenbelt Report

Robin Hirsch reported for the Greenbelt committee.

- Robin Hirsch reported that the digging of the sidewalks is underway at Henley and Guildhall, off Village School and making progress on the repairs.

Safety Committee Report

Scott Perrotty reported for the Safety Committee.

No updates to report.

Summer Camp Report

Kendra Valencia, FNDC Camp Director reported the on the status of camp this summer. Refund requests were reviewed.

Welcoming Committee Report

- Several items were delivered to the community center for the purpose of assembling welcome gift baskets for new residents.

Architectural Committee

Jeb Adams reported for Bill Amador for the Architectural Committee.

- Jeb Adams reported that the first set of letters have been sent out to the homeowners for the annual walkthrough.

Architectural Applications

The following applications have been approved by the architectural committee.

- #213 31926 Richgrove Ct Pavers
- #441 4341 Hartfield Ct Paint
- #600 4445 Henley Ct Wall
- #319 31803 Tynebourne Ct Siding, gutters, paint, tree
- #222 31983 Doverwood Ct columns and hardscape
- #310 31916 Benchley Ct Skylights
- #141 32001 Kingspark Ct Roof
- #577 4344 Hartfield Ct Remodel
- #239 3915 Trowbridge Ct Water Heater
- #517 4210 Abbingdon Ct Windows
- #120 4530 Greengate Ct solar
- #0068 4406 Regents Ct solar
- #0648 4411 Regents Ct Remodel
- #0057 4510 Belham Ct powerwall

Approval of Minutes

Motion: A motion was made by Tish Matthews and seconded by James Struyk to approve July 10, 2025, Regular Meeting Minutes as amended. The motion passed unanimously.

Management Report

- Reviewed collection account that is assigned to SBS.

Financial / Delinquency Report

- Scott Perrotty presented the July 31, 2025, and August 31, 2025, financials and delinquency report. Total cash on hand as of August 31, 2025, was \$438,401.97. Motion- A motion was made by Scott Perrotty and seconded by Tish Matthews to approve the report. The motion passed unanimously.
- Scott Perrotty requested to speak with Merrill Lynch to discuss moving a portion of reserve funds into an interest-bearing account.

Old Business

None

New Business

- Travis Junge Proposal:** A motion was made by Tish Matthews and seconded by Rich Shin to ratify the expense for \$2,375 for leak repair in pool deck and will be paid from the reserve account.
- Treescapes Proposal #1089660:** A motion was made by Scott Perrotty and seconded by Tish Matthews to ratify the expense for \$6,178 for greenbelt tree trimming and will be paid from the operating account..
- Treescapes Proposal #1083108-** A motion was made by Scott Perrotty and seconded by Tish Matthews to ratify the expense for \$2,450 for tree removal at end of Crownfield and will be paid from the reserve account.
- Thomas Foster Proposal-** A motion was made by Tish Matthews and seconded by Scott Perrotty to ratify the expense for \$59,842 for greenbelt sidewalk replacement and will be paid from the reserve account.
- Bluewater Painting Proposal #211-25:** A motion was made by Scott Perrotty and seconded by Rich Shin to approve the bid for painting of the exterior of the community center and pool area for \$21,400. It will be paid out of the reserve account.
- Reserve Study 2026 (Draft):** Item #1604 on page 10 needs to be revised showing the pool pole lights were replaced two years ago. Further discussion will be conducted at the October 16, 2025 meeting about the full report. Scott Perrotty and Tish Matthews will meet to review the report.
- Beautification Grant Program:** the board does not have a project to submit for the grant this year.
- White Oak Elementary Fun Run:** the board did not authorize a contribution.
- Village School Parking:** a homeowner brought up an issue with regard to passenger vehicles parking on the public street at the end of Village School Road. After a discussion, and a review of recent and past consultations with the city, the board did not take any action.

Board Comments

None

Community Center Applications

Reviewed applications for use of the Community Center.

Next Meeting

December will have no meeting at the section

There being no further business and the meeting was adjourned at 8:44pm.

Respectfully submitted,
Dana Moore, 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.

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. Get involved!

Approved Architectural Applications

Lot#0391	31916 Foxmoor Court Remodel
Lot#0397	31921 Foxmoor Court Remodel
Lot#0249	3923 Clearford Court Remodel
Lot#0363	31900 Kingspark Court Patio Pavers
Lot#0452	4315 Hartfield Court Solar
Lot#0668	4406 Regents Court Solar
Lot#0466	31738 Dunraven Court Pavers
Lot#0276	31701 Kentfield Court Roof
Lot#0037	4512 Sevenoaks Court Paint
Lot#0036	4500 Sevenoaks Court Garage

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're 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.



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DATED MATERIAL
