

# 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. LIII No. 12 December 2025

## Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, January 8, 2026 at 6:00 pm. The meeting will be held at 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.

3900 Middlegate Rd.

## Greenbelt News

As forty-year residents of First Neighborhood we have seen so many changes to the Conejo Valley. Many different stores and restaurants have come and gone as our city has grown and prospered. With all the many changes, however, one thing remains the same, the First Neighborhood Greenbelt. Since the birth of First Neighborhood the Greenbelt has always been the artery that connects us all. It is a timeless place where, since the day the concrete dried, generations of neighbors have walked their dogs, kids have ridden their bikes, and parents and grandparents have pushed their babies in strollers.

It takes a lot of hard work and dedication to care for this neighborhood treasure. Your Greenbelt Committee and Board of Directors maintain vigilance 24/7 365 days a year in order to keep the Greenbelt safe and beautiful. Why do we all do it? Well, let's just say that this is our gift to you. Happy Holidays First Neighborhood.



*Beautiful Home, 4217 Orchardview Court*

## Home Sales in First Neighborhood

Reminder to all First Neighborhood Residents when selling your home please have your agent or escrow company update your file with the new owners contact information. They can provide this to the First Neighborhood office by calling (818) 889-0632 or sending an email to [ejonke@powerstonepm.com](mailto:ejonke@powerstonepm.com). We thank you for your help.

## 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. Residents please be mindful and follow these rules.

## City Council Meetings

If you are interested in attending the City Council Meetings, they are scheduled the 2nd and 4th Wednesdays of each month at 6:30 p.m. at City Hall. An agenda is also available to you the Friday before each meeting, which you can pick up at the City Hall or visit the website at [www.wlv.org](http://www.wlv.org).

## Christmas Tree Recycling with WM

Did you know that Waste Management will pick up your Christmas tree after the holiday season ends? Christmas trees will be picked up by WM starting on December 26, and for the three weeks after, for no extra charge. The whole tree can be placed at the curb on your regular service date and is no longer required to be cut up. Trees over six feet in length should be cut in half before placed on the curb. If you do cut up your tree, you can place it in the organic waste container. All ornaments, tinsel, and other decorations must be removed from the tree. Flocked trees should be cut up and put into your trash container, as they cannot be composted.

## Soliciting in the Neighborhood

The association has recently received calls from residents complaining about solicitations at their homes. The complaints range from people ringing their doorbells to cards, papers, etc. left at their front door or gate. You can eliminate this nuisance by posting a "no soliciting" sign at the entrance to your property. This is recognized by government entities and is enforceable. Each individual home may post this notice. The association cannot create a blanket policy for all homes in our community.

# The Sheriff's Department Community Tips

## More Holiday Safety

This holiday season, don't let the spirit of giving lull you into giving burglars, muggers, and pickpockets a better chance to do their dirty work. Crooks love the holidays as much as everyone else, but chiefly because it's an opportune time for crime.



Homes jam-packed with glittering gifts. Stores, malls and downtown streets teeming with unsuspecting shoppers. People rushing around, stressed out and careless, looking for last-minute gifts, trying to get everything done. It's enough to make a crook giddy with holiday joy. Here are some tips on how to celebrate safely this holiday season:

### If you're traveling

- Get an automatic timer for your lights.
- Ask a neighbor to watch your home, and park in the driveway from time to time.
- Don't forget to have mail and newspapers collected by a neighbor. If it piles up, it's a sure sign you're gone.

### If you're out for the evening

- Turn on lights and a radio or TV so it looks like someone's home.
- Be extra cautious about locking doors and windows when you leave, even if it's just for a few minutes.

## Community Center Calendar of Events December 2025 - January 2026

### DECEMBER 2025

Saturday 13 Party 9:00 a.m.

### JANUARY 2026

Saturday 3 Party 9:00 a.m.

Thursday 8 Architectural Committee/  
First Neighborhood POA Meeting 6:00 p.m.

- Don't display gifts where they can be seen from outside.

### If you're shopping

- Stay alert and be aware of what's going on around you.
- Park in a well-lighted space and be sure to lock the car, close the windows and hide shopping bags and gifts in the trunk.
- Avoid carrying large amounts of cash; pay with a check or credit card whenever possible.
- Deter pickpockets and purse-snatchers. Don't overburden yourself with packages. Be extra careful with purses and wallets. Carry a purse close to your body, not dangling by the straps. Put a wallet in an inside coat or front pants pocket.
- Shopping with kids? Teach them to go to a store clerk or security guard if you get separated.

**If a stranger comes to the door, beware**  
Criminals sometimes pose as couriers delivering gifts. And it's not uncommon for people to try to take advantage of other's generosity during the holidays by going door-to-door for charitable donations when there's no charity involved. Ask for identification and find out how the funds will be used. If

you aren't satisfied, don't give. Help a charitable organization you know and like instead.

Last but not least, don't let holiday stress get the best of your holiday spirit. Make time to get together with family, friends and neighbors. And think about reaching out in the spirit of the season and helping someone who's less fortunate or lonely.

Do your part to make the holidays a safe and happy time for everyone - except criminals.

### Take a holiday inventory

The holidays are a good time to update "or create" your home inventory. Take photos or make videos of items and list descriptions and serial numbers. If your home is burglarized, having a detailed inventory can help identify stolen items and make insurance claims easier to file. Make sure things like TV's, VCR's, stereo equipment, cameras, camcorders, sports equipment, jewelry, silver, computers, home office equipment and power tools are on the list. Remember to check it twice!

## 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

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## Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • October 16, 2025

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on October 16, 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 6:04 p.m.

#### Board Members Present and Constituting a Quorum

Tish Matthews, President  
Richard Shin, Vice President  
Scott Perrotty, Treasurer  
James Struyk, Secretary  
Tony D'Amore, Member-at-Large

#### Others Present

Dana Moore, Community Manager,  
Powerstone /The Emmons Company  
Bill Amador, Architectural Committee  
Caroline Raser, Greenbelt Committee

#### Homeowners' Present:

One homeowner present

### Homeowner Comments

The homeowner had a comment regarding holiday decorations in the community and appreciates the rules that are in place for them.

### Greenbelt Report

Caroline Raser reported for the Greenbelt committee.  
Treescaping Proposal #1141638-Bid for a greenbelt tree for \$850 was approved by Tish Matthews prior to the meeting as it was under \$1,000 and did not need approval at a meeting.

### Safety Committee Report

Scott Perrotty reported for the Safety Committee.  
No updates to report.

### Architectural Committee

Bill Amador reported for the Architectural Committee.  
Discussed the proper protocols for architectural applications when issuing approval or denial letters.  
Stated he will do all follow ups for the walk through prior to hearings.

### Architectural Applications

The following applications have been approved by the architectural committee.

#391	31916 Foxmoor Ct – Remodel
#397	31921 Foxmoor Ct – Remodel
#249	3923 Clearford Ct – Remodel
#452	4315 Hartfield Ct – Solar
#0668	4406 Regents Ct – Solar
#466	31738 Dunraven Ct – Pavers
#276	31701 Kentfield Ct – Roof
#0037	4500 Sevenoaks Ct - Garage

### Approval of Minutes

Motion: A motion was made by James Struyk and seconded by Scott Perrotty to approve September 18, 2025, regular meeting minutes as amended. The motion passed unanimously.

### Management Report

Presented Vantaca reports to the Board for review for delinquencies.

### Financial / Delinquency Report

Scott Perrotty presented the September 30, 2025, financials and delinquency report. The Board has not approved the financials at this time. Updated financials will be presented at the November meeting.

Scott Perrotty requested to speak with Merrill Lynch to discuss moving a portion of reserve funds into an interest-bearing account.

FN0618777-Request was made to place a recorded lien on the property.

FN0619333-Request was made to place an intent to lien on the account.

FN0619320- Request was made to place an intent to lien on the account.

FN0618399- Request was made to place an intent to lien on the account.

FN0619388-Request was made to send a delinquency letter to homeowner.

FN0618991-Request was made to send a delinquency letter to homeowner.

### Old Business

2026 Draft Reserve Study: A motion was made by Tish Matthews and seconded by Scott Perrotty to approve the 2026 draft reserve study and the motion passed unanimously. Dana Moore to request final 2026 reserve study and disclosure.

### New Business

**Thomas Foster Construction Invoice:** A motion was made by Tish Matthews and seconded by Tony D'Amore to approve an expense for \$2,263 8" thick concrete removal and this will be paid from reserves. The motion passed unanimously.

**Thomas Foster Construction Invoice:** A motion was made by Tish Matthews and seconded by Tony D'Amore to approve an expense for \$600 for walkway repair and this will be paid from reserves. The motion passed unanimously.

**Aid Alert Proposal 10/07/25:** A motion was made by Tish Matthews and seconded by Tony D'Amore to approve the proposal for \$3131 for a new fire alarm control system and the motion passed unanimously. This expense will be paid from reserves.

**Jennetts Plumbing/Dunbar Proposal #1207:** A motion was made by Tony D'Amore and seconded by Richard Shin to approve the proposal for \$2800 for a replacement water heater and the motion passed unanimously. This expense will be paid from reserves. Management stated vendor did not bid on site. Tish Matthews asked that management verify room for expansion tank.

**LaBarre 2025/2026 Insurance Renewal:** A motion was made by Scott Perrotty and seconded by Tish Matthews to approve the 2025/2026 insurance renewal proposal. The motion passed unanimously.

**Slade Landscape Increase 2026:** A motion was made by Tish Matthews and seconded by Tony D'Amore to approve the 2026 rate increase. The motion passed unanimously.

**2026 Budget:** A motion was made by Scott Perrotty and seconded by Tish Matthews to approve the 2026 budget after a lengthy conversation. The motion passed unanimously.

### Board Comments: None to report

### Community Center Applications:

Reviewed applications for use of the Community Center.

### Next Meeting

The next Board of Directors Meeting will be held on November 13, 2025, at 6:00pm

There being no further business and the meeting was adjourned at 9:11pm.

Respectfully submitted,  
Dana Moore, Recording Secretary

# Sunset Magazine

## December Checklist

### Planting

**Buy Bare-Root plants.** Gardeners in coastal, inland, and low desert regions can begin planting bare-root this month. Roses show up at nurseries first. It's a good idea to shop early for the best selection. Later this month and early next month, deciduous fruit trees, cane berries and grapes, and perennial vegetables such as artichokes and asparagus will begin arriving. Plant all as soon as possible. Do not allow roots to dry out. If the ground is too wet for immediate planting, cover roots with soil or plant temporarily in containers.

**Plant Winter Vegetables.** Plant replacement for the winter crops you harvest. Beets, carrots, chard, kale, head and leaf lettuces, mustard, peas, radishes, and spinach can go in from seed. Broccoli, brussels sprouts, cabbage, and cauliflower do best started as seedlings.

**Finish Planting Bulbs.** Coastal, inland, and low-desert gardeners can continue to plant spring-blooming bulbs, including crocus, hyacinths, and tulips that have been prechilled at least six weeks.

### Maintenance

**Care for Christmas Trees.** To prolong the freshness of a cut tree, saw an inch off the bottom of the trunk, then store the tree in a bucket of water in a shady area outdoors. When ready to bring it indoors, saw off another inch of the trunk before setting the tree in a stand filled with water. Keep the reservoir full (check it daily during the first week). It's best to keep living trees outdoors until shortly before the holidays. Don't leave them indoors longer than two weeks.



**Protect Frost-Sensitive Plants.** Move tender container plants under the eaves or indoors when cold weather is predicted. Cover plants in the ground with perforated plastic or burlap supported by some kind of frame that will keep the cover from touching the foliage (such as four tall stakes).

### Pest Control

**Apply Dormant Spray.** As soon as their leaves fall, spray deciduous flowering and fruit trees with dormant oil to smother overwintering aphids, mites, and scale. If you haven't already treated trees for peach leaf curl, do so now. Add lime sulfur or fixed copper to the dormant oil. Spray branches, crotches, and trunk, as well as the ground beneath the tree's drip line. If it rains within 48 hours of spraying, repeat the treatment. Spray again at the height of dormancy and at the first bud swell. Gardeners at upper elevations or in the high desert can treat roses with dormant spray now, too.

**Prevent Beetle Damage.** Prune eucalyptus, pine and other trees susceptible to bark beetles now, while beetles are inactive. Chip the prunings or cover the firewood tightly with a trap to prevent beetles from laying eggs. (Beetles lay eggs on dead as well as live wood.)

### Approved Architectural Applications

- #0528 4201 Orchardview Ct  
Solar
- #0465 31744 Dunraven Ct  
Landscape
- #0103 4544 Wolsey Ct  
Electric charger
- #0159 32003 Grenville Ct  
Paint
- #0310 31922 Benchley Ct  
Solar
- #0330 31948 Lyndbrook Ct  
Remodel
- #0528 4201 Orchardview Ct  
Solar

### 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.



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

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**DATED MATERIAL**

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## Safety Committee News

Our Safety Committee Update includes a recent post from LASD:

With the holidays upon us, we would like to remind everyone to remain vigilant and help us protect your homes and that of your neighbors, by following these burglary prevention tips:

- Homeowners should make an attempt to give the impression someone is home at all times, which would include leaving a car in driveway, leaving lights on in and around the home at night.
- Noise inside the house (leave TV or radio on) to give the impression someone is home.
- Commercial security services that have become popular, inexpensive and easy to use, including but not limited to video recording devices.
- Use pets such as dogs for property protection and deterrence.
- Most importantly, making contact with neighbors and looking out for one another's homes.
- We don't want our residents to be paranoid; however, they should appropriately be suspicious of unusual vehicles or persons slowly traversing through their neighborhood.
- See Something Say Something. We encourage residents to ALWAYS and IMMEDIATELY contact law enforcement when they believe they are seeing something suspicious in the neighborhood.

Also, we want to remind you about the potential for thefts of delivered packages given the increase in deliveries during the holiday season. Please take in your packages quickly or make arrangements for delivery to a location that is not visible from the street.

Happy Holidays and stay safe everyone!