

# 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. LIV No. 1 January 2026

## Homeowners Meeting

The Board of Directors meets on 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 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.

32017 Wallington Court

## 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 26th, 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.



## 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. Now that the holidays are over, please be sure to remove all holiday decorations and lights. Thank you!

## City Council Meetings

If you are interested in attending the City Council Meetings, they are scheduled for 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).

## Greenbelt News

Happy New Year from the Greenbelt Committee. It's time for the annual state of the Greenbelt report. We are happy to report that the Greenbelt has never looked better. Every day, the winding paths are filled with folks taking a stroll, walking their dogs, pushing babies in strollers, and who can leave out the marvelous sight of another generation of kids riding their bikes to White Oak Elementary.

Ok, enough hyperbole, let's get on with the report. This year, we continued our sidewalk renovation project by finishing up our first complete section of Greenbelt. We can now report that the Greenbelt above the school field is complete. Those ancient, old sidewalks have been replaced, and the area looks great. Next year, we will move down the hill and continue to deal with the older sections of sidewalk in other areas.

In addition, the Greenbelt trees look fantastic. The recent rains have done wonders for tree growth. This spring should see the Greenbelt once again burst forth with the beauty of spring. Oh, and one more note. SoCal Edison, who own and maintain the light posts, are replacing the lamp heads with LED versions when the old lights fail. Within a few years, our pathways should stay brightly illuminated year-round.

The Greenbelt Committee wants to wish you all a happy and healthy New Year. See you on the Greenbelt.

# The Sheriff's Department Community Tips

## WHAT TO DO IF YOU ARE STOPPED BY A DEPUTY SHERIFF

Being stopped by a deputy sheriff can be uncomfortable. Deputies share your feelings. More than half of all California peace officers killed in the line of duty were conducting pedestrian or traffic stops. Our biggest concern is safety, yours and ours. The information herein will help everyone get home safely.



## Why Deputies Conduct Stops

- Public safety is the primary reason for any stop, for example:
- Did you commit a traffic violation? ran a red light, expired registration tags
- Do you match the description of someone wanted for a crime? assault, theft, homicide
- Was your vehicle or one like it used to commit a crime? drive-by shooting, arson, kidnapping Is your vehicle safe? broken taillight, cracked windshield
- Did you witness a crime? robbery, shooting, burglary
- Do you need help?

## What You Need To Know

- Red lights and/or a siren means pull over to the right where it is safe and where you will not block traffic.
- If it is dark, the deputy will use a bright spotlight or flashlight to illuminate you or your car.
- California law requires all drivers to show their license, registration, and insurance card to a peace officer upon request.
- The United States Supreme Court states it is reasonable and legal for a

## Community Center Calendar of Events

### January 2026 - February 2026

#### JANUARY 2026

Saturday	3	Party	9:00 a.m.
Thursday	8	Architectural Committee/ First Neighborhood POA Meeting	6:00 p.m.
Saturday	17	Party	9:00 a.m.

#### FEBRUARY 2026

Sunday	8	Party	9:00 a.m.
Wednesday	11	Party	9:00 a.m.
Thursday	12	Architectural Committee/ First Neighborhood POA Meeting	6:00 p.m.
Sunday	15	Party	9:00 a.m.
Saturday	28	Party	9:00 a.m.

deputy to ask you and your passengers to exit the car.

- According to State law, if you refuse to sign a citation, you may be arrested

## What You Should Do

- Remain in your vehicle and follow the deputy's instructions.
- Keep your hands where the deputy can see them.
- Avoid any sudden movements, and do not reach for your license or other items until the deputy requests them.
- Ask any passengers in your car to remain calm and comply with the deputy's instructions.
- Sign the citation if you receive one (this does not mean you are guilty; it is just your promise to appear in court at a later time).

## What You Can Expect

- Deputies are trained to be courteous and professional when they contact you.
- When it is safe or practical to do so, the deputy will provide you with his/her name upon request.

- Deputies who are not in uniform will also present proper identification upon request.
- Within a reasonable amount of time, the deputy will explain why you were stopped.
- If you are disabled or ill, the deputy will assist you.

## Talk To Us

- The Watch Commander at any Sheriff's Station or facility is available to answer your questions regarding procedures, citations, or traffic stops.
- You can contact us in person or by mail, and you do not have to use a special form. The Watch Commander will complete a Service Comment Report to document your complaint or commendation.
- Watch Commanders may discuss a deputy's conduct, but cannot adjudicate citations. Only a judge has that authority.
- If you choose to report your concerns by phone, you may contact the station Watch Commanders individually or you may dial 1-800-698-TALK.

## 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	Architectural Committee:
Vice President – Richard Shin	Bill Amador
Treasurer – Scott Perrotty	Alan Chalk
Secretary – James Struyk	Jil Richman
Member-at-Large – Tony D'Amore	Elisa Hirsch
	Jeb Adams
	Drew Maness

### Safety Committee:

Scott Perrotty, Chairman, 818-519-1988	Welcoming Committee:
Arlene Kovalivker	Arlene Kovalivker
Jill Marder-Meyer	Elaine Salewske
Donna Bruhn	

### Greenbelt Committee:

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

### Notes

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# Sunset Magazine January Checklist

## Planting

**Annuals.** It's still possible to plant annuals, especially in mild coastal areas. Choices include calendula, dianthus, Iceland poppy, larkspur, nemesia, pansy, primrose, snapdragon, and stock. Low desert gardeners can also plant petunias.

**Bare-root plants.** Bare-root plants are a bargain, and they're also fun: Watching a twiggy stick turn into a leafy plant is always a kick. You have plenty of opportunity to plant this month. Nurseries will still be well stocked with roses, and they will also have stone fruit trees, cane berries, grape and kiwi vines, strawberries, artichokes, and asparagus. Some may also have deciduous ornamental trees. Plant immediately if possible. If soil is too soggy, cover roots with moist soil or plant temporarily in containers.

**Winter Color.** In Southern California, a surprising number of plants bloom in the middle of winter. To add sparkle to the garden during this season, consider a winter-flowering tree such as *Acacia baileyana*, Hong Kong orchid tree (*Bauhinia blakeana*), or feathery cassia (*Cassia artemisioides*). Tuck a winter-blooming shrub like Christmas heather (*Erica canaliculata*), Geraldton waxflower, or euryops into the flower border, and add bergenia, hellebores, or yellow flax (*Reinwardtia indica*) to your perennial beds. Train flame vine (*Pyrostegia venusta*) or *Jasminum polyanthum* up a trellis. Use aloes or other flowering succulents as accents.



## Maintenance

Begin dormant-season pruning. Start with roses. Deciduous fruit trees need pruning too; plums, apricots, and peaches each require a different technique. If in doubt, attend a pruning demonstration at an arboretum or consult a good reference book before proceeding. Don't prune spring-flowering plants now—wait until after bloom. Also wait for spring before removing frost-damaged branches. The damaged portion protects tender interior growth.

**Groom Camellias.** If camellia blight is a problem (petals turn brown and flowers rot in the center), pick infected flowers from plants and remove fallen flowers and leaves promptly from ground beneath plants.

## Pest Control

Apply dormant spray. After pruning, spray roses and deciduous flowering and fruit trees with horticultural oil to smother overwintering insects such as mites, scale, and sawfly larvae. For fungal diseases such as peach leaf curl, mix lime sulfur or fixed copper into the oil. Spray the branches, crotches, trunk, and ground beneath the tree's drip line. If rain occurs within 48 hours, repeat.

## Approved Architectural Applications

Lot#0025	4501 Knightsgate Road Remodel
Lot#0043	4404 Beaconsfield Court Roof
Lot#0142	32011 Kingspark Court Solar battery install
Lot#0155	32020 Kingspark Court Patio cover/pool/ spa
Lot#0192	32017 Wallington Court Paint/driveway/roof
Lot#0248	3929 Clearford Court Block wall
Lot#0268	3930 Middlegate Road Tree removal
Lot#0385	31935 Watergate Court Remodel/paint
Lot#0391	31916 Foxmoor Court Pool/remodel
Lot#0495	31717 Dunraven Court Landscape

## 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 Erika Jonke 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.

## Safety Committee News

We want to remind our residents of several home safety tips provided by LASD.

- 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.



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

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