

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. 2 February 2026

Homeowners Meeting

The Board of Directors meets on the second Thursday of each month. The next meeting is scheduled for Thursday, February 12, 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.

31700 Bainbrook Ct.

Architectural Committee Volunteer Needed

The FNPOA is seeking an individual to work as a volunteer on the Architectural Committee. This individual would ideally have experience in most, if not all, of the following areas and a strong desire to help his/her community:

- Design
- Architecture
- Landscaping
- Construction
- Home/improvement/remodeling

If you are interested, please call Erika at the First Neighborhood Community Center Office at (818) 889-0632.

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 wlv.org.



Beautiful Home, 4301 Baronsgate

Newsletters and Board Meeting Agendas

Please be advised that all current monthly newsletters and board meeting agendas are posted on the bulletin board in front of the Community Center each month.

Greenbelt News

At a recent meeting of the Sherriff's Department Community Advisory Committee we brought up the subject of E-bikes. It turns out that the number one complaint that the Sheriff's Department receives from local area HOA's is the danger posed by E-bike use on HOA Greenbelts.

Here in First Neighborhood, we certainly agree. We constantly receive complaints about E-bikes on our Greenbelts. There have been numerous near misses and close calls. Fortunately, nobody has been badly injured, yet.

The Greenbelt Committee wanted to remind all of you that motorized vehicles of any variety are not allowed on our Greenbelts. Be a good neighbor and do not ride or let your kids ride E-bikes on the First Neighborhood Greenbelts.

Please Don't Dump

Unfortunately, there have been recent instances of unwanted items being placed on neighborhood sidewalks, including mattresses, toilets, and furniture. Leaving these items in public areas is not permitted by either the Association or the City, and such actions are considered illegal dumping. The Sheriff's Department may enforce the City ordinance when necessary.

To make proper disposal easy, residents may schedule special pickups for bulky items such as furniture, appliances, bundled tree branches, and similar materials. Each household is entitled to two free bulky-item pickups per year, with additional pickups available for \$25 each. To arrange a pickup, please contact Waste Management at 800-675-1171.

We all share in the pride of keeping our neighborhood and city clean, safe, and welcoming. Thank you for helping preserve the beauty of our community by disposing of items responsibly.

Electric Leaf Blower Rebate Program

The City of Westlake Village is offering a limited time \$200 rebate for residents who purchase an electric leaf blower and any associated batteries and chargers! Residents who participate in the program can receive a maximum rebate of \$200. This program will start on January 1st, 2026 and conclude on June 30, 2026, or until funds are expended. To learn more visit wlv.org/743/Electric-Leaf-Blower-Rebate-Program Please feel free to reach out with any questions.

The Sheriff's Department Community Tips

HOME SECURITY - Invest In It Now

If you were locked out of your house, would you still be able to get in? Maybe you keep an unlocked window in the back, a hidden key in your mailbox or on top of a window ledge? You may think this is a good idea, but guess what? If you can break in, so can a burglar! One out of ten homes will be burglarized this year. For a small amount of time and money you can make your home more secure and reduce your chances of being a victim.

Many burglars will spend no longer than 60 seconds to try breaking into a home. Good locks — and good neighbors who watch out for each other — can be big deterrents to burglars.

Check The Locks

Did you know that in almost half of all completed residential burglaries, thieves simply breezed in through unlocked doors or crawled through unlocked windows?

Make sure every external door has a sturdy, well-installed dead bolt lock. Key-in-the knob locks alone are not enough.

Sliding glass doors can offer easy access if they are not properly secured. You can secure them by installing commercially available locks or putting a broomstick or dowel in the inside track to jam the door. To prevent the door from being lifted off the track, drill a hole through the sliding door frame and the fixed frame. Then insert a pin in the hole. Lock double-hung windows with key locks or "pin" windows by drilling a small hole into a 45 degree angle between the inner and outer frames, then insert a nail that can be removed. Secure basement windows with grills or grates. Instead of hiding keys around the outside of your home, give an extra key to a neighbor you trust.

Community Center Calendar of Events February-March 2026			
FEBRUARY 2026			
Sunday	8	Party	9:00 a.m.
Tuesday	10	Setup	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.
MARCH 2026			
Wednesday	18	Architectural Committee/ First Neighborhood POA Meeting	6:00 p.m.

When you move into a new house or apartment, re-key the locks.

Check The Doors

A lock on a flimsy door is about as effective as locking your car door but leaving the window down.

All outside doors should be metal or solid wood. If your doors don't fit tightly in their frames, install weather stripping around them. Install a peephole or wide-angle viewer in all entry doors so you can see who is outside without opening the door. Door chains break easily and don't keep out intruders.

Check The Outside

Look at your house from the outside. Make sure you know the following tips:

Thieves hate bright lights. Install outside lights and keep them on at night. Keep your yard clean. Prune back shrubbery so it doesn't hide doors or windows. Cut back tree limbs that a thief could use to climb to an upper-level window.

HOME SECURITY - Invest In It Now Clearly display your house number so police and other emergency vehicles can find your home quickly.

If you travel, create the illusion that you're at home by getting some

timers that will turn lights on and off in different areas of your house throughout the evening. Lights burning 24 hours a day signal an empty house.

Leave shades, blinds, and curtains in normal positions. And don't let your mail or newspapers pile up! Call the post office and newspaper offices to stop delivery or have a neighbor collect it.

Make a list of your valuables - VCR's, stereos, computers, jewelry. Take photos of the items, list their serial numbers and descriptions. Check with law enforcement about engraving your valuables through Operation Identification.

Ask local law enforcement for a free home security survey.

Consider An Alarm

Alarms can be a good investment, especially if you have many valuables in your home, or live in an isolated area or one with a history of break-ins.

Check with several companies before you buy so you can decide what level of security fits your needs. Do business with an established company and check references before signing a contract. Learn how to use your system properly! Don't "cry wolf" by setting off false alarms. People will stop paying attention and you'll probably be fined.

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
Jill 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 • November 13, 2025

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on November 13, 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 6:05 p.m.

Board Members Present and Constituting a Quorum

Tish Matthews, President

Richard Shin, Vice President

Scott Perrotty, Treasurer

Jim Struyk, Secretary

Tony D'Amore, Member-at-Large

Others Present

Dana Moore, Community Manager,

Powerstone /The Emmons Company

Bill Amador, Architectural Committee

Robin Hirsch, Greenbelt Committee

Homeowners Present

There were no homeowners present.

Greenbelt Report

Robin Hirsch reported for the Greenbelt committee.

- Robin Hirsch reported that the sidewalks have been completed near Henley Ct, Guildhall, Hartfield, and Yorkfield.
- There is a request from Robin Hirsch to have the chain removed the is placed between the Community Center and Beaconsfield. After inspection by a few members of the Board, it was determined that once the storm has passed, an additional inspection will take place to warrant if the chain can be removed. This will be discussed at the January meeting.
- Robin Hirsch said that he was working with Jesse Slade from Slade Landscaping regarding new irrigation controls for First Neighborhood. Jesse Slade mentioned that he would like to see if there is a difference in other HOA's irrigation water usage and then will advise Robin Hirsch of the outcome.

Architectural Committee

Bill Amador reported for the Architectural Committee.

- Bill Amador presented a detailed outline of what is to be included once an architectural application has been received by the property manager. This checklist outlines what the requirements are and what the roles will be of the architectural committee members.
- Walkthrough: Bill Amador will go through all the open items and will report actions for the Board meeting on January 8, 2026.

Architectural Applications

The following applications have been approved by the architectural committee.

#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

Safety Committee Report

Scott Perrotty reported for the Safety Committee.

- Scott Perrotty reported there has been an increase in unsafe riding of electric/motorized bicycles along Triunfo Canyon and he has been in touch with the Sheriff's Department regarding this issue.

- Tish Matthews and Scott Perrotty reported that there will be a Captain's Advisory Committee which will be led by Captain Dustin Carr. The committee will be looking for volunteers. Robin Hirsch has volunteered to be part of this committee.

Approval of Minutes

Motion: A motion was made by Jim Struyk and seconded by Tish Matthews to approve October 16, 2025, regular meeting minutes as amended. The motion passed unanimously. A motion was made by James Struyk and seconded by Scott Perrotty to approve October 16, 2025, executive meeting minutes as amended. The motion passed unanimously.

Management Report:

- BlueWater Painting: Updated the Board that the Community Center has been painted. Will follow up with BlueWater Painting to do a walkthrough of the Community Center and light fixtures have been fixed before final invoice is paid.

Financial / Delinquency Report

- Scott Perrotty presented the October 31, 2025 financials and delinquency report. Total cash on hand is \$404,501.69.
- Scott Perrotty made a motion and seconded by Tony D'Amore to approve September 30, 2025 financials. This motion passed unanimously.
- Scott Perrotty made a motion and seconded by Tish Matthews to approve October 31, 2025 financials. This motion passed unanimously.
- An inquiry by Tish Matthews was made to see who has paid the violation fee of \$2246.
- Scott Perrotty requested to speak with Merrill Lynch to discuss moving a portion of reserve funds into an interest-bearing account.
- FN0619333: Advised the Board there has been an intent to lien filed.
- FN0638340: Request was made to research charges for \$400 assessed in October.

Old Business

- **Lakeview Canyon Road:** Tish Matthews and Jim Struyk discussed with the board two situations with the city and Lakeview Canyon Road. The city held an open house for the community to see their plan to re-engineer Lakeview Canyon Road. Tish Matthews and Jim Struyk met with the city manager and engineer to discuss landscape on Lakeview Canyon Road on the First Neighborhood side. The city will continue to maintain the hedges.

New Business

None.

Board Comments

- **Pure Water Project:** LVMWD will have a multiyear project for the Pure Water Facility construction. Lindero Canyon Road will be impacted for at least 18 months.

Community Center Applications:

Reviewed applications for use of the Community Center.

Next Meeting

The next Board of Directors Meeting will be held on January 8, 2026, at 6:00pm

There being no further business and the meeting was adjourned at 8:42pm.

Respectfully submitted,
Dana Moore, Recording Secretary

Sunset Magazine February Checklist

Planting & Shopping

Bare-Root Plants. Shop soon for bare-root berries, fruit and shade trees, grapes, roses, plus perennial vegetables, including artichokes, asparagus, and horseradish.

Cool-Season Crops. In coastal and inland areas and the high desert continue to sow beets, carrots, celery, chard kale, lettuce, mustards, onions, peas, potatoes, radishes, spinach, and turnips, plus herbs like cilantro, chervil, and dill. Set out seedlings of cabbage-family vegetables, including broccoli and cauliflower.

Cymbidium Orchids. Blooming plants are most plentiful this month. One good place to shop is the Spring Orchid Fair at the University of California at Irvine Aeboretum (949-824-5833). Enjoy plants indoors while they are in bloom, then move pots outdoors.

Warm-Season Vegetables. In the low desert after midmonth, set out seedlings of eggplant, peppers, tomatoes, and other warm season crops, but be prepared to protect them with hot caps or row covers if a late frost threatens. In other areas, start seeds indoors for transplanting into the garden in six to eight weeks.

Spring Color. Set out bedding plants, including calendulas, dianthus, Iceland poppies, lobelia, snapdragons, stock, and sweet alyssum.

Summer Bulbs. Gladiolus corms are in good supply this month at nurseries. In coastal and inland gardens, get glads in the ground now so they will bloom before thrips attach. Other summer blooming bulbs to plant now include crocosmia, dahlia, tigridia, tuberose, and tuberose begonia.



Maintenance

Dormant Pruning. Before new growth emerges, prune deciduous fruit and ornamental trees, grape and wisteria vines, roses, and summer-blooming shrubs. Wait to prune spring-flowering shrubs until after bloom. Also hold off on tropicals like hibiscus; it is too early to encourage growth.

Start Spring Feeding. Feed ground covers, shrubs, roses, perennials, and trees with a complete granular fertilizer or apply organic fertilizer such as well-rotted manure.

Weed Control

Control Lawn Weeds. To prevent crabgrass and other annual weed seeds from germinating later this spring, apply a preemergent herbicide to lawns early this spring. If you prefer not to use a chemical herbicide, consider one of the corn gluten-based products such as Wow! (Order from Gardens Alive; 812-537-8650).

Approved Architectural Applications

Lot#0192	32017 Wallington Court Roof
Lot#0679	4530 Regents Court Raise existing wall
Lot#0116	32024 Allenby Court Roof

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

What's Inside . . .

- Homeowners Meeting
- Welcome Neighbors
- Architectural Committee
Volunteer Needed
- City Council Meetings
- Newsletters and
Board Meeting Agendas
- Greenbelt News
- Please Don't Dump
- Electric Leaf Blower Rebate Program
- The Sheriff's Department
Community Tips
- Calendar
- Places of Worship
- Minutes
- Sunset Magazine
- Approved Architectural Applications
- Rental of First Neighborhood
Community Center

DATED MATERIAL

Safety Committee

We have learned about the importance of fire prevention in our landscaping. One of the biggest hazards turns out to be untrimmed palm trees. A tiny spark can ignite the palm tree's "beard" of hanging dry fronds, creating a fifty-foot-high torch that will spew fire and sparks into the wind. The other risk from the dead fronds is their heavy weight. When they fall, they can cause significant damage to property.

The First Neighborhood Architectural Committee will periodically complete a visual assessment of the palm trees in our community's yards. You will receive a letter if there is an untrimmed palm tree on your property. Please see to it that all your palm trees are properly trimmed.

We remind you that maintaining your tree is a requirement of the First Neighborhood POA's governing documents: Rules & Regulations, March 2023, MAINTENANCE, Page 15, 5. The owner, and not the Association, is responsible for providing tree services on private property for removal of dead branches or limbs over 1½" in diameter.

We note that some owners may have already trimmed their palms, and we thank you. But for those who have not, please take this situation seriously and make your contribution to keep First Neighborhood safe on this important topic.