

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. 3 March 2026

Homeowners Meeting

The next scheduled homeowners meeting is Wednesday, March 18, 2026, at 6:00 p.m. The meeting will be held in the Community Center. All homeowners are invited to attend.

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.

Trash Can Reminder

We are seeing several trash cans being put out early. Trash cans are to be put out Sunday evening after 5:00 pm and taken in by midnight on Monday. Please review the First Neighborhood Rules & Regulations Booklet dated March 2023.

Greenbelt News

Beginning March 16-19, we will begin the annual Greenbelt tree trimming. This is an annual event during which one section of the Greenbelt trees is dead-wooded and undergoes crown reduction. This year, the work will be done in the upper Greenbelt section between Yorkfield and Guildhall Courts. Please avoid those areas until the work is completed.

For those interested, Treescapes, the company performing the work, is offering a 10% discount to any First Neighborhood residents who schedule personal tree trimming during this time period. For more information, please call Erika at the First Neighborhood office.

Meanwhile, spring is here, the weather is great, so enjoy the Greenbelt.



First Neighborhood Day Camp

Hello First Neighborhood Families!

It is officially time to start planning for summer! First Neighborhood Day Camp is back for the summer of 2026. We are so excited to see the old and new faces of camp!

We have some amazing events planned for this summer! We are continuing our favorite traditions like the Color Run, Survivor Week, and Color Wars! We will also be bringing new and exciting field trips to places like MB2, Cinopolis Theaters, and Kartopia! This summer will also continue a parent favorite - Friday hot lunches! Take the day off from packing a lunch so your camper(s) can enjoy a BBQ cooked meal and/or pizza with chips and an ice-cold water for only \$5! BBQ meal and pizza will be offered on alternate Fridays.

Camp will run from June 15th - August 7th from 9am-3pm daily and we will cap off the summer with a Talent Show put on by any campers who would like to participate during Week 8 of camp! Registration information will be sent this upcoming week via email, on the website, and on Instagram so be on the lookout! Stay updated by following our Instagram @fndcamp and by visiting our website at fndcamp.com

This will be a summer to remember!

Please Don't Dump

Sadly, some in our neighborhood have chosen to put items on sidewalks as a way of getting rid of unwanted junk. There have been mattresses, a toilet, furniture, etc. This is not acceptable to our association or the city. The sheriff's department will enforce the city ordinance against illegal dumping.

Residents may request special pickups of furniture, appliances, bundled tree branches, and similar bulky items. Residents receive two free pickups per year. Additional pickups are \$25 per pickup. To schedule a bulky item pickup, contact Waste Management at 800-675-1171. Please keep our city the jewel that it is, and please don't dump.

Approved Architectural Applications

Lot#0359 31924 Kingspark Ct
Electrical Panel
Lot#0489 31712 Dunraven Ct
Tree Removal

The Sheriff's Department Community Tips

It's time to STOP the VIOLENCE...

Let's Start with Weapons!

When we talk about violence, we can't ignore weapons. Nine out of ten murders involve a weapon – seven of ten involve a firearm. Most robberies involve the use of a weapon, most frequently a handgun.

One in seven teens has reported carrying a weapon – like a bat, club, gun, or knife – at some time to protect themselves. Weapons make violence more deadly and less personal. A gun in the home increases the likelihood of homicide three times and the likelihood of suicide five times.

Reduce the Risk

Think long and hard about having weapons, especially firearms, in your home. Studies show that a firearm in the home is more than forty times as likely to hurt or kill a family member as to stop a crime.

Look at other ways to protect yourself and your home. Invest in top-grade locks, jamming devices for doors and windows, a dog, or an alarm system. Start or join a Neighborhood Watch. Check with local Park and Recreation Centers, the YMCA/YWCA about a self-defense class.

If you do choose to own firearms – handguns, rifles, or shotguns – make sure they are safely stored. That means unloaded, trigger-locked, and in a locked gun case or pistol box, with ammunition separately locked. Store keys out of reach of children, away from weapons and ammunition. Check frequently to make sure this storage remains secure.

Obtain training from a certified instructor in firearms safety for everyone in the home. Make sure it's kept current.

Teach your children what to do if they find a firearm or something that might be a weapon – Stop, Don't Touch, Get Away, and Tell a Trusted Adult.

Stop Violence

Show Children how to settle arguments or solve problems without using words or actions that hurt others. Set the example by the way you handle everyday conflicts in the family, at work, and in the

Community Center Calendar of Events March-April 2026

MARCH 2026

Sunday	8	Party	9:00 a.m.
Wednesday	18	Architectural Committee/ First Neighborhood POA Meeting	6:00 p.m.
Saturday	21	Party	9:00 a.m.
Sunday	22	Party	9:00 a.m.

APRIL 2026

Thursday	9	Architectural Committee/ First Neighborhood POA Meeting	6:00 p.m.
Saturday	11	Party	9:00 a.m.
Saturday	18	Party	9:00 a.m.

neighborhood. Don't forget that common courtesies like "please," "thank you," and "excuse me" help ease the tensions that can lead to violence.

Discourage name-calling and teasing. These can easily get out of hand, moving all too quickly or "just words" to fists, knives, and even firearms. Teach children that bullying is wrong and take their fears about bullies seriously.

Take a hard look at what you, your family, and your friends watch and listen to for entertainment – from action movies and cop shows to video games and music lyrics. How do the characters solve problems? Do they make firearms and other violence appear exciting, funny, or glamorous? Are the real-life consequences of violence for victims and families clear? Talk about what each of you liked and didn't like.

Stick with friends and family who steer clear of violence and drugs. And encourage your children to do the same. Research shows use of alcohol and other drugs is closely linked with violence, including the use of guns and other weapons.

Take Action In The Community

Be sure you know where and how to report potentially violent situations or concerns about conditions in the neighborhood that could lead to violence. Ask your police department for help in identifying what to report, when, to whom, and how.

Consider organizing an event that lets people turn in weapon, or even objects that might be mistaken for real weapons, in exchange for books, coupons from local merchants, toys, or simply the satisfaction

of making the community safer.

Support schools and youth clubs in their efforts to keep guns, knives, and other weapons from menacing the everyday lives of children and teens. Encourage children to report any weapons they know about in or near school to school staff or the police.

Look around to see what happens to young people after school hours. Are there supervised programs for younger children? Opportunities for teens and preteens to work with children, get or give help with homework, tackle neighborhood problems, or learn art, music, sports, or computer skills? In many areas, after-school programs are located in schools themselves and called Safe Havens or Beacon Schools.

Start a discussion of neighborhood views on weapons in the home, children playing with toy weapons, children and violent entertainment, and how arguments should be settled. A PTA meeting, an informal social gathering, or a Neighborhood Watch meeting could provide the opportunity.

Learn your state and local laws on firearms. Insist that these laws be enforced vigorously but fairly. Support police, prosecutors, judges, and other local officials who enforce laws designed to prevent gun violence.

For more information:
Center to Prevent Handgun Violence,
1225 Eye Street, NW, Room 1100,
Washington, DC 20005, 202-289-7319,
National School Safety Center,
4165 Thousand Oaks Boulevard, Suite 290,
Westlake Village, CA 91362,
805-373-9977.

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 • January 8, 2026

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on January 8, 2026, 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 6:03 p.m.

Board Members Present and Constituting a Quorum

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

Members Absent

Tony D'Amore, Member-at-Large

Others Present

Dana Moore, Community Manager, Powerstone /The Emmons Company
Erika Jonke, Office Manager, Powerstone/The Emmons Company
Bill Amador, Architectural Committee
Robin Hirsch, Greenbelt Committee

Homeowners Present

There were two homeowners present at the meeting.

Homeowners Comments

A homeowner was present at the meeting to discuss the increase in the HOA assessments. The board explained the increase in vendor services due to inflation, and need to replenish reserve fund.

A homeowner was also present to discuss an incident that involved police activity on his street. The board advised the homeowner to contact the local Sheriff's department for any questions or concerns.

Greenbelt Report

Robin Hirsch reported for the Greenbelt committee. Mr. Hirsch reported a tree had split on the Greenbelt near Crownfield Court due to the heavy rains. Treescapes came out and handled the situation immediately.

Architectural Committee

Bill Amador reported for the Architectural Committee.
No updates to report.

Architectural Applications

The following applications have been approved by the Architectural Committee.

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

Safety Committee Report

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

Approval of Minutes

Motion: A motion was made by Jim Struyk and seconded by Tish Matthews to approve November 13, 2025, regular meeting minutes. The motion passed unanimously.

A motion was made by James Struyk and seconded by Richard Shin to approve November 13, 2025, Executive meeting minutes for hearings. The motion passed unanimously.

Management Report

- Bluewater Painting Co. completed painting the exterior of the Community Center building end of November 2025.
- The First Neighborhood sign was repaired outside the day camp office.
- Community Center carpets were cleaned in December 2025.

Financial / Delinquency Report

Scott Perrotty presented the November 30, 2025 & December 31, 2025 financials and delinquency reports. Total cash on hand for December 31, 2025 is **\$265,827.36**.

FN0618636: Management has advised the Board there has been an intent to lien filed.

Motion – A motion was made by Scott Perrotty and seconded by Tish Matthews to approve the November's and December's financials and delinquency reports. The motion passed unanimously.

Old Business

None.

New Business

None.

Board Comments:

March's board meeting changed to March 18, 2026 due to scheduling conflict.

Community Center Applications

The board reviewed and approved the applications for use of the Community Center.

Next Meeting

The next Board of Directors Meeting will be held on March 18, 2026, at 6:00pm

There being no further business and the meeting was adjourned at 6:55 pm.

Respectfully submitted,

Erika Jonke
Recording Secretary

Sunset Magazine

March Checklist

Planting

Plant Azaleas and Camellias. Select plants while they're in flower, and plant them as soon as possible. Amend the soil well with organic material and a soil acidifier such as oak leaf mold or peat moss. Plant azaleas and camellias so that the tops of the rootballs are an inch or so above ground after the soil settles.

Plant Perennials. Nurseries are well stocked with blooming perennials. And, second only to fall, early spring is the best time for planting them. Choices include campanula, columbine, coral bells, delphinium, digitalis, diascia, pelargonium, penstemon, salvia, scabiosa, Stokes aster, true geraniums, and yarrow.

Replace Bedding Plants. As the weather warms and cool-season annuals start to fade, replace them with heat-loving bedding plants. Choices include amaranth, celosia, coleus, dahlias, dianthus, linaria, lobelia, marigolds, nicotiana, petunias, salvia, scaevola, and verbena. In the high desert, set out marigolds, petunias, and zinnias this month.

Plant Herbs. Plant young chives, parsley, rosemary, sage, savory, sorrel, tarragon, and thyme. Sow seeds of arugula, chervil, cilantro, and dill.

Sow Seeds for Cut Flowers. Cleome, cosmos, nicotiana, and sunflowers all make great cut flowers and germinate easily. Sow directly in the garden where you want them to grow.

Maintenance

Start Spring Feeding. Feed ground covers, shrubs, roses, perennials, and trees with a controlled-release fertilizer such as bonemeal, cottonseed meal, or blood meal to provide gradual nutrition



throughout the season. Or, if you prefer, use a faster-acting complete fertilizer. Don't feed azaleas and camellias until they finish blooming. Don't feed California natives or drought-tolerant Mediterranean natives; their growth slows before summer dormancy.

Pest and Weed Control

Control Aphids. These sucking pests go for tender new growth. Dislodge them with a blast of water from a hose. On more delicate blossoms, mist with insecticidal soap. Or strip aphids off stems with your fingers; wear rubber gloves if you're squeamish.

Watch For Africanized Honey Bees. The so-called "killer bees" - the more aggressive cousins of the European honey bees have entered Southern California. Stinging has been reported in Imperial, Riverside, San Bernardino, and San Diego counties. For tips on bee-proofing your home and other general precautions, call your county extension or agricultural commission and ask for the "Bee Alert" brochure.

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.

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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PROPERTY OWNERS ASSOCIATION
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www.firstneighborhood.org

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DATED MATERIAL

Safety Committee

Coyote sightings are becoming more frequent in our area.

Here are things we have learned from coyote experts:

- Coyotes typically grow to about 35 pounds. If anyone reports a 50–60-pound coyote, this is probably false.
- Keep your pets inside at night.
- Keep dogs on a shorter leash because a long leash may not give you time to pull back or pick up your small dog if a coyote suddenly appears nearby.
- Do not leave pet food outside, especially at night, as this can be a draw for coyotes.
- If you see a coyote, back away slowly and methodically. In most cases, the coyote will not approach from a distance.
- If the coyote does not back off, make yourself large and carry something with you that can make noise such as a whistle, airhorn, or even a large trash bag to waive around. Coyotes are scared of things they haven't seen.

Here are two websites from the coyote summit:

wildlife.ca.gov/Living-with-Wildlife

projectcoyote.org

Thank you everyone and stay safe!