

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. 4 April 2026

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next scheduled homeowners meeting is Thursday, April 9, 2026 at 6:00 p.m. The meeting will be held in the Community Center card room. 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.

31906 Lyndbrook Court

32019 Royceton Court

4411 Regents Court

LVMWD/Pure Water Project Update

The Pure Water Project construction will begin in August. While it will cause significant disruption to the streets surrounding our neighborhood, the benefits will be worth it. The water district will be able to provide 30% of our drinking water by treating the local waste water and lessening the amount they have to purchase. Each month we will provide an update to the work schedule as available. The first phase of work will be on Agoura Road. Knightsgate and Greengate will be closed off for a couple of weeks. Plan alternate routes in and out. The Lakeview and Agoura Road intersection will also be closed for a time. Next year Lindero Canyon Road will be affected. There is not an estimated start date yet as plans are still being finalized. For any questions about the Pure Water Project, please contact LVMWD at 818-251-2200.



Hello First Neighborhood Families!

The countdown to Summer is on! First Neighborhood Day Camp is excited to be back this Summer and ready to create a memorable experience.

Our April Newsletter is coming out April 1st! Be sure to sign up for our emailing list (located on our website) for more information on all things camp! Our newsletter will notify you of any camp changes, how to navigate pick-up lists, and more!

Spots are filling up fast! If you know anyone who may be interested in booking a summer program this year, make sure they know to apply fast. We have lots of amazing activities and trips planned!

Lastly, job applications and volunteer applications are also open! If you, or someone you know, thinks they would be a great fit for a Counselor or CIT (Counselor in Training Volunteer) at FNDC, go to fndcamp.com and navigate to the "Employment" tab! It is the most fun job you could ever have!

If you have any questions, please reach out! Email "Luna" at fndcamp@gmail.com. I hope the school year has been treating you well, and I hope you have a restful spring break. I cannot wait for SUMMER!

See you this Summer!

-Luna

New Office Hours

The office will be open Monday, Wednesday and Fridays from 8:30 am to 12:30 pm.

Pool heated for Spring Break

The pool will be heated April 1st and remain heated until the end of summer. Enjoy!

Architectural Committee Volunteer Needed

The FNPOA is seeking an individual to work 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/IMPROVEMENTS/REMODELING

If you are interested, please contact the office at the First Neighborhood Community Center Office at 818-889-0632.

The Sheriff's Department Community Tips

Fraud Prevention Tips

Place the contents of your WALLET on a photocopy machine; copy both sides of each I.D. card/license, credit card, etc. Therefore if there is a theft or loss, you will have the account numbers and phone numbers handy to call and report them stolen or lost. Keep the photocopies in a safe, secure place where they are accessible to you only. Make sure the copies do not get into the wrong hands.

We have all heard horror stories about frauds committed on victims using their names, addresses, social security numbers, credit cards, etc. Imagine having your wallet stolen and within a week the bandit(s) ordered an expensive monthly cell phone package, applied for a credit card, had a credit line approved to buy a computer, received a PIN number from the Department of Motor Vehicles to change your license information online, and more.

Here is some strategic information to limit the damage caused in case this happens to you or someone you know.

1. Pull out those handy copies you made.
2. Report your credit cards stolen immediately.
3. File a police report immediately in the jurisdiction where it was stolen. This proves to credit providers you were diligent and is a first step toward an investigation, if one is needed.
4. This next one is perhaps most important: Call the three NATIONAL CREDIT REPORTING ORGANIZATIONS immediately to place a fraud alert on your Name and Social Security number. This will alert companies that are checking your credit that your information was stolen and it flags those companies

Community Center Calendar of Events April - May 2026			
APRIL 2026			
Thursday	9	First Neighborhood POA Meeting/ Architectural Meeting	6:00 p.m.
Saturday	11	Party	9:00 a.m.
Saturday	18	Party	9:00 a.m.
MAY 2026			
Wednesday	5	Party	9:00 a.m.
Saturday	9	Party	9:00 a.m.
Thursday	14	First Neighborhood POA Meeting/ Architectural Meeting	6:00 p.m.
Saturday	16	Party	9:00 a.m.
Saturday	23	Party	9:00 a.m.
Thursday	30	Party	9:00 a.m.

to contact you by phone to authorize any new credit. If you do not do this as soon as possible after the theft you allow the thieves time to cause the most damage.

Additional Tip: Do not leave anything of value in plan view inside your vehicle.

The three NATIONAL CREDIT REPORTING ORGANIZATIONS

numbers are
 Equifax: 1-800-525-6285
 Experian: 1-888-397-3742
 Trans Union: 1-800-680-7289
 Social Security: 1-800-269-0271
 Administration (fraud line)



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





Noise Ordinance

The “Noise Control Ordinance of the City of Westlake Village “states in part... “To prohibit unreasonable, unnecessary noise and shall mean any excessive or unusually loud sound or any sound which either annoys, disturbs, injures...” Regarding the use of . . .

1) Radios, phonographs, etc; it is prohibited to use, operate or play between the hours of 10:00 p.m. and 7:00 a.m., Sunday through Thursday, and 12:00 a.m. and 7:00 a.m. on Friday and Saturday.

2) Conducting of band or orchestral rehearsals is prohibited between the hours of 10:00 p.m. and 7:00 a.m., sufficiently loud as to disturb the peace or persons who are in the immediate vicinity.

3) The operation or use of engines, motors, and mechanical devices near residential district is prohibited between the hours of 10:00 p.m. and 7:00 a.m., as well as; loading and unloading in such a manner as to cause noise disturbance; construction; and non-emergency signaling devices.

4) Construction which includes operating or causing the operation of any tools, equipment, impact devices, derricks or hoists used in or otherwise engaging in any aspect of construction, drilling, repair, alteration, demolition, or earthwork before 7:00 a.m. and after 7:00 p.m. Monday through Friday, before 8:00 a.m. and after 5:00 p.m. Saturday, and at any time on Sunday or holidays, except as provided in Section 4.4.050 which includes special circumstances and requires City approval.

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.

Approved Architectural Applications

#0116 32024 Allenby Court Roof
#0263 3901 Middlegate Court Roof
#0334 31922 Lyndbrook Court Solar
#0349 31901 Lyndbrook Court Solar

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.

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 are 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 Sharon Howard at (818) 889-0632 or drop by the office Monday, Wednesday or 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.

Sunset Magazine April Checklist

Planting

Bedding Plants. Replace fading cool-season annuals with heat lovers like celosia, dahlias, marigolds, petunias, salvia, verbena, and vinca. Sow some taller annuals for cut flowers, too. Cleomes, cosmos, sunflowers, and zinnias are particularly easy.

Crops. Start beans, corn, cucumbers, eggplant, lima beans, melons, okra, peppers, pumpkins, squash, tomatoes, and other warm-season crops. Delay planting two to four weeks in the high desert; frost is still a possibility. Coastal gardeners can also continue planting quick-maturing, cool-season crops like leaf lettuces, radishes, spinach, and chard.

Insectary Plants. Beneficial insects like parasitic wasps help keep pests away from your vegetables. Adult beneficial insects eat nectar and pollen, but their voracious young eat aphids, scale, and other undesirables. Flat topped flowers like scabiosa, Shasta daisies, strawflowers, and yarrow are particularly welcome to beneficials.

Maintenance

Continue Fertilizing. Fertilize trees, shrubs, ground covers, perennials, turf grasses, and other permanent ornamentals not fed last month. Once they stop blooming, feed azaleas and camellias with an acid-based fertilizer. Don't forget house plants. They're growing again and need food too.

Wait to trim bulbs. If you want flowering bulbs to bloom next year, don't



be in a hurry to clip yellowing leaves. The bulbs are still gathering nourishment from them for next year's flowers.

Watch for chlorosis. In early spring, camellias, citrus, gardenias, hibiscus, and other plants often show signs on iron deficiency. If leaves turn yellow while the veins remain green, treat the plant with chelated iron according to package directions.

Pest Control

Watch for fire ants. Imported red fire ants made an unwelcome appearance in Southern California late last year. To report an infestation of these ants, or to request a brochure on dealing with them, call the California Department of Food and Agriculture hotline at (800) 491-1899. For more information, also check out the Web site at www.cdffa.ca.gov.

Stop the ant parade. If you see ants (other than red fire ants) parading up the trunks of plants such as citrus, chances are there feeding on the honeydew secreted by aphids or scale insects. Stop the parade with a sticky barrier of Tanglefoot or set out traps containing boric acid.



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DATED MATERIAL

Safety Committee

We have heard from homeowners' and news updates about the increasing challenges to obtain homeowners' insurance coverage. A key part of this challenge pertains to wildfire risk and safety. The Firewise Program contains several topics to help neighborhoods be more resilient on this topic as well as being certified as a FireWise community. We will provide updates and reminders about this topic in upcoming newsletters.

One of the key Firewise topics is known as the "immediate zone" – zero to five feet from the furthest attached point of homes/structures. This area addresses immediate vegetation and materials to create a combustible free area within this space. Items to consider for your home:

- Is there dead vegetation, dried leaves, pine needles, or ground debris near foundations?
- Has hardscaping been used around perimeters to keep them free of litter/debris? Are there concrete, stone or gravel walkways?
- Have wood mulch products been replaced with non-combustible alternatives, such as crushed stone/gravel options?
- Are there trees or shrubs next to the home? Are there branches over hanging the roof or within 10 feet of chimneys?

Stay safe everyone!

Greenbelt News

Many residents have complained about e-bikes so we thought it would be worth posting the Sheriff's Department response as an update. Their traffic unit is currently conducting an e-bike/e-motorcycle operation in our area. So far there has been one arrest, seven tow aways, and twenty-three citations ranging from unsafe speed to failure to yield. So, in other words, they are on the case.

The Sheriff's department is also reporting a dramatic surge in e-bike related emergency room visits with a significant increase in head trauma, fractures, and internal injuries. Parents it is up to you. Please educate your children on the e-bike laws as well as the rules of the road. It could save their lives.

To report an e-bike incident within our jurisdiction send an e-mail to LHS Traffic Sergeant Arens at jcarens@lasd.org.