

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. 5 May 2026

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next scheduled homeowners meeting is Thursday, May 14, 2026, at 6:00 p.m. The meeting will be held in the Community Center. All homeowners are invited to attend.

New Office Hours

The office will be returning to normal operating hours Monday-Friday from 8:30am-12:30pm.

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.

31747 Kentfield Court

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 at 818-889-0632.

LVWMD/Pure Water Project Update

The Pure Water Project construction will begin on Agoura Road in August. The construction will continue on Agoura through February (on the golf course side of the road) and closures will occur at Greengate and Knightsgate

Work on Lindero Canyon is slated to begin in October of next year.

The work will cause significant disruption to the streets surrounding our neighborhood, but 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.

For any questions about the Pure Project, please contact LVMWD at 818-251-2200.

Remember to Register for our Portal

Don't forget to visit our portal at portal.emmonsco.net to register for account access. The portal will allow you to submit service requests, view architectural applications, review your account balance, and access documents like CC&R's, Community Rules, Architectural Guidelines, etc. Electing to receive communications via email SAVES your community money in printing and postage. **If you are mailing your homeowners dues, please make your check payable to the association and allow 7-10 business days for processing.**

2026 Annual Architectural Walkthrough

The 2026 Annual Neighborhood walkthrough will begin in June. Please look around your property and make sure there are no CC&R violations. Please check the back of your property as well. The committee will also be looking at trees that may be a fire hazard and need trimming along with the condition of homeowner walls. Thank you!

FNDC News

Hi First Neighborhood Families!

May is here! Which means, the first day of camp is just around the corner! We are gearing up for what will be an unforgettable summer! I am SO excited to meet all of our registered families this summer! If you'd still like a chance to join us this summer, definitely apply now to join our waitlist.

For the first week of camp, I hope you'll kick-off the summer with us by joining our Camp BBQ on Thursday, June 18th from 4:30pm-6:30pm. It is open to the community and will be an evening with tasty food, swimming, and overall fun! Burger/hotdogs, chips, and a drink are just \$5! We'd love to see you and your family there!

I hope you all have a wonderful end to the school year. I can't wait for the start of camp! See you soon!

-Luna

The Sheriff's Department Community Tips

CHILD SAFETY

Parents, Do your children know about strangers? Are you comfortable letting your children answer the telephone or front door if you are home or if they are home alone? Take a minute to go over the following safety tips with your children. They could prevent your child from becoming a victim of crime. It is important that you give them examples that they will understand. Use your home, neighborhood, and school area as settings. Make sure that your children understand that their safety is important to you, and use the following points to encourage discussion about this issue.

Who is a stranger?

A stranger is someone that your child does not know. Parents and guardians need to determine who is and isn't a stranger. Explain that strangers come in many shapes and sizes. They can wear nice clothes, different clothes or even a uniform. The uniform issue is confusing to children, so take time to explain that yes, the mailman is a stranger even though he comes to the door almost every day. This does not imply that people who wear uniforms will harm children, but children need to know that if they do not know the person in uniform - that person is a stranger.

Tell your child to follow these rules about strangers:

- Never take anything like candy, ice cream or money from a stranger.
- Never talk to strangers.
- Never take a ride from a stranger.
- If a stranger asks for directions, stay away. Strangers shouldn't ask kids for help.
- Never give your name or address to a stranger.
- Never tell anyone that you are home alone if you answer the telephone or door. Tell them that mom or dad is busy. Take a message.
- If a stranger in a car bothers you, turn and run in the opposite direction.

Community Center Calendar of Events May - June 2026

MAY 2026

Tuesday	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.

JUNE 2026

Sunday	7	Party	9:00 a.m.
Wednesday	10	Party	9:00 a.m.
Thursday	11	First Neighborhood POA Meeting/ Architectural Meeting	6:00 p.m.
Monday	15	Camp begins	9:00 a.m.
Thursday	18	Camp BBQ	4:30 p.m.
Saturday	27	Party	9:00 a.m.

- If a stranger tries to follow you on foot or tries to grab you, RUN AWAY, SCREAM and TELL your parents or a trusted adult friend. A dangerous stranger doesn't want to be the center of attention.

Safety at home:

Instruct your child on how to safely answer the door:

- Never open the door to a stranger.
- If a stranger knocks on the door or rings the doorbell, tell your child to look out the peep hole or call out, "who's there?" If it's for you, your child should tell the visitor to wait, and leave the door locked until you are available. If you are not home, your child should tell the visitor that you are busy and to please come back later. Your child can take a message, but he or she should NEVER open the door.
- If the visitor won't go away, and your child is scared, tell him/her to call 9-1-1.

How to answer the telephone:

- When answering the telephone, your child should not give out any information. If the caller asks, "who's this?" Instruct your child to ask who the caller is and whom he or she called.
- If your child is alone, he or she should never tell anyone that he or she is alone. Instruct your child to tell the caller the person can't come to the telephone and that he or she will write down a message.
- If your child feels uncomfortable or

gets scared by anything the caller says, tell him/her to hang up and make sure he or she tells you about any and all telephone calls.

- If you have an answering machine, let it answer the telephone if your child is home alone.

Be Street Smart

Explain to your child how to safely walk to and from school:

- Always walk with a friend - there is safety in numbers. Strangers usually pick on kids that are by themselves.
- If you think that you are in danger, or if you are being followed, yell and run into the nearest store, house or back to school. Tell an adult what happened.
- Have your mom or dad or both of them walk your school route with you to make sure that it is completely safe.
- Always stick to the same, safe route going to and from school. Don't take shortcuts and never hitchhike.
- When at public places, parks, markets, shopping malls, etc., always have your parents or guardian accompany you when you need to use the restroom.

What to do in an emergency:

Explain to your child that if someone is hurt or very sick, there is a car accident or a fire, call 9-1-1 as soon as possible. Your child needs to know that if he or she gets lost, go to a pay phone and dial 9-1-1 to get help. This is a free call from a pay phone.

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

Greenbelt Committee:

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

Notes



Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • March 18, 2026

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on March 18, 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 6:04 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

Others Present

Dana Moore, Sr. Community Manager, Powerstone /The Emmons Company
Bill Amador, Architectural Committee; Robin Hirsch
Kendra Valencia, FNDC Camp Director

Homeowners Present There were 9 homeowners present.

Homeowner Comments

1. A homeowner expressed concerns regarding e-bike usage on the greenbelt and reported instances of teenagers behaving disrespectfully.
2. A homeowner expressed concerns regarding a property in the neighborhood that may pose a potential fire hazard and was described as not being properly maintained and creating a possible nuisance. The homeowner inquired what the POA can do to push the sale of the home.
3. A homeowner raised concerns about e-bike activity and the lack of consideration for other residents in the community.

Tish Matthews responded to the questions and concerns regarding the e-bikes that the POA is taking an active approach for the safety of the community. There are signs posted within the greenbelts as well as a policy that will be put in place to fine of \$500 to any individual violating the rules.

Scott Perrotty has advised the homeowners that Deputy Chad Ray from the Sheriff's Department would be willing to go to the homes of the violators. This would be an opportunity for Deputy Chad Ray to educate the families of the risks of riding e-bikes. Scott Perrotty also emphasized that the POA is only responsible for what happens on common area.

Tish Matthews advised that we are unable to force a sale of the home that was of concern. Tish Matthews also explained that homeowners are able to call the fire department if they are concerned about the home being a fire hazard.

Brad Halpern advised that the city is taking action on the home on Watergate.

Brad Halpern discussed that the Sheriff's department are viewing the e-bikes as a low priority call, however there are ways that the community can assist in turning the violators in to the POA for a fine. Other suggestions were; Facebook page, call the POA Community Center office with addresses and specific details, adhere to the fine schedule, and education to the community about the dangers of the e-bikes.

Summer Camp Report

Kendra Valencia reported for the Summer Camp.

Kendra Valencia presented to the board the March 2026 report. This included budget categories summer camp as well as the timelines for events beginning February 9, 2026, through April 9, 2026.

There was a request from the board to have Kendra Valencia update the camper handbook to reflect that kids are not to ride electric bikes, electric scooters or go carts on First Neighborhood property or greenbelts.

Tish Matthews requested that the Employee Handbook be provided to Dana Moore and reviewed by legal counsel before it is distributed.

The employment attorney is to add a section to the camper handbook addressing employee accommodation requirements.

Kendra Valencia requested a May start date for the Assistant Director to allow training prior to summer camp and in preparation for a potential Director position. The Board requested that the information be forwarded to Dana Moore for review at the April meeting.

Greenbelt Report

Robin Hirsch reported for the Greenbelt committee.

Robin Hirsch inquired about the removal of the nine posts behind the Community Center, which consists of the Thomas Foster proposal. The board has declined the bid for \$600-1200.

Robin Hirsch has been in contact with the liaison at Edison, for any of the greenbelt lights on the greenbelt that need to be replaced.

Architectural Committee

Bill Amador reported for the Architectural Committee.

Bill Amador reported that two candidates were interviewed for the open Architectural Committee position. Following Board discussion, neither candidate was appointed to the committee.

Bill Amador reported there is a home that will be submitting an architectural application to cover the solar batteries located on the side of the home that are currently visible.

Tish Matthews requested a follow-up by Erika Jonke regarding the homeowner being previously called to a hearing two times due to work being done without approval.

Architectural Applications

The following applications have been approved by the architectural committee.

LOT	ADDRESS	TYPE	LOT	ADDRESS	TYPE
334	31922 Lyndbrook	Solar	116	32024 Allenby	Roof
263	3901 Middlegate	Roof	349	31901 Lyndbrook	Solar

Safety Committee Report

Scott Perrotty reported for the Safety Committee.

Scott Perrotty reported that when submitting incident reports to authorities or First Neighborhood staff, all details should be as specific as possible.

Approval of Minutes

Motion: February 12, 2026, General and Executive Session minutes were not approved at this time and will be tabled for the April 9, 2026, meeting.

Management Report

Dana Moore reported on the management updates.

Advised the board that Premier America has been bought out by Columbia Bank with a transition period happening in January and February 2026.

Informed that Erika Jonke's last day at First Neighborhood would be 3/20/26 and discussed the hours for the Community Center and they will be Monday, Wednesday, and Friday 8:30-12:30pm. Tuesday and Thursdays the Center will be closed until a replacement is hired.

Informed the board and members that Bennett Park will be under construction until late April.

Financial / Delinquency Report

Scott Perrotty presented February 28, 2026, financials. Total cash on hand is \$401,120.77.

Scott Perrotty made a motion and seconded by Jim Struyk to approve January 31, 2026, financials. This motion passed unanimously.

FN0618777- Dana Moore stated that the homeowner has been contacted by email and phone regarding the board's payment plan, but no contract has been returned. Board has agreed that the homeowner had one year to pay the outstanding balance on the account.

A motion was made by Scott Perrotty and seconded by Tony D'Amore to place an intent to lien on the following accounts: FN0618921, FN0645399, FN0642481, FN0618656, FN0618861, FN0647469. This motion passed unanimously.

Old Business None

New Business

Scott Krivis 2025 Year End Audit: The Board received a draft year end audit and it was tabled until the April 9th meeting.

Rule Change and Fine Policy: After a lengthy discussion, the board modified the draft rule from legal counsel. The proposed amendment will be distributed to the membership for a 28-day comment period. A motion was made by Tony D'Amore and seconded by Scott Perrotty to approve the amendment to the Rules and Regulations for First Neighborhood. This motion was passed unanimously.

Slade Landscape Proposal #6625: A motion was made by Tish Matthews and seconded by Tony D'Amore to approve the proposal for \$1,702. This motion passed unanimously. This is for the Creeping Figs on the exterior walls on Lindero, Lakeview and Agoura roads. This is for the replacement of existing POA creeping fig. This expense will be paid out of reserves.

Cooksey Lifeguard Contract:

Under 2026 Schedule: The schedule needs to read; Days: 5/23-9/7 Saturdays and Sundays, Daily 6/15-8/7 (Camp Dates June 15-August 7th). Additionally, a request was made to see if the hours under the same category can be changed from 700 hours to 650 hours. If the hours can't be reduced to 650, a plan adding additional weekdays at the end of summer was approved. Tish Matthews made a motion and seconded by Richard Shin to approve the contract. The motion passed unanimously.

Correspondence: None **Board Comments:** None

Community Center Applications

The board reviewed applications for use of the Community Center.

Next Meeting: The next Board of Directors Meeting will be held on April 9, 2026, 6pm

There being no further business and the meeting was adjourned at 8:51pm.

Dana Moore, Recording Secretary

Sunset Magazine May Checklist

Planting

Plant Summer Annuals. Nurseries carry a huge selection this month. Sturdy standbys like petunias and vinca are available in refreshing pastel shades. There are rudbeckias compact enough for containers. And some coleus now thrive in the sun. Other options include alyssum, candytuff, bedding dahlias, dianthus, geraniums, lobelia, marigolds, nictiana, phlox, portulaca, and verbena. Start cleome, cosmos, nasturtiums, sunflowers, and zinnias from seed. They're all easy and rewarding.

Plant Culinary Herbs. Nurseries are well stocked with herbs, and it's a good time to plant. Try basil, chervil, chives, lemon grass, marjoram, mint, oregano, parsley, rosemary, sage, savory, tarragon, and thyme. Cilantro and dill are best started from seed.

Plant Summer Vegetables. Set out plants of cucumber, eggplant, melon, pepper, squash, and tomato. Sow seeds of corn, cucumbers, lima and snap beans, melon, okra, pumpkin, and summer and winter squash. In the low desert plant Jerusalem artichoke, okra, peppers, and sweet peppers.

Start Lawns. This is a good month to plant subtropical grasses like St. Augustine, Bermuda, and zoysia. You can lay sod or plant plugs.

Maintenance

Step Up Watering. As temperatures warm, plants need to be watered more often. Check new plantings regularly. Seedlings are transplants need frequent shallow watering for a few weeks to establish new roots. Watering established plants - including lawns less often but more deeply to encourage deep root growth. Use a soil probe to test moisture content, and irrigate as needed. Adjust



or override automatic sprinklers to meet water needs.

Replenish Mulch. A 3 to 6 inch layer of mulch around trees, shrubs, and established perennials keep roots cool and moist and discourages weeds. To prevent diseases, leave a clear area around the base of the trunks.

Prevent Blossom-End Rot in Tomatoes. Overfertilizing and heat waves in late spring and early summer trigger this frustrating disease. To prevent it, be stingy with feeding, mulch deeply around plants, and maintain even soil moisture.

Thin Fruit. On apple, peach, and other deciduous fruit trees, thin fruit so it's spaced about 6 inches apart.

Pest Control

Watch For Tomato Hornworms. The green worms will be easier to spot if you sprinkle the tomato foliage lightly with water first. Then shake off the water to make the worms more visible. Handpick them.

Combat Powdery Mildew. Warm days and cool nights are ideal conditions for powdery mildew in susceptible plants like roses. Frequently hose off foliage in the early mornings to wash off spores, or spray with 1 tablespoon each baking soda and summer oil diluted in a gallon of water. (Don't spray when temperatures exceed 85 degrees.) Or try neem oil.

Trash Can Reminder

Trash containers must be placed on the street no earlier than 5:00 p.m. on the evening prior to collection and should be removed from view of the street no later than 12:00 midnight on the day of collection. Trash containers must be placed on the street against the curb as required by the trash vendor. Containers must not be placed on or obstruct sidewalks.

Approved Architectural Applications

- #142 32011 Kingspark Court
Landscaping
- #215 31904 Richgrove Court
Tree Removal/Paint
- #397 31921 Foxmoor Court
Hardscape/Tree Removal
- #490 31704 Dunraven Court
Pergola
- #97 4514 Wolsey Court
Patio Cover
- #368 31927 Kingspark Court
Fence
- #268 3930 Middlegate Court
Plumbing/Garage Door
- #364 31901 Kingspark Court
Hardscape
- #340 4200 Beaucroft Court
Front Landscaping

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



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What's Inside . . .

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DATED MATERIAL

Safety Committee

We continue to focus on the Firewise program and, specifically, the immediate zone area 0-5 feet from the house/structure. The other portion of the immediate zone is 5-30 feet from the furthest exterior point of the home. This area uses landscaping and breaks (areas of non-combustible materials such as dirt, cement, or rock) to help influence and decrease fire behavior. Guidance and best practice items to consider:

- Are there fuel breaks such as driveways, walkways/paths, patios, and decks?
- Are lawns and native grasses maintained? The general recommendation is a height of 4 inches.
- Is vegetation spread out? It is recommended that trees and shrubs be limited to small clusters of a few each to break up continuity. Trees should be spaced to a minimum of 18 feet between crowns.
- Have ladder fuels (vegetation under trees) been removed so a surface fire cannot reach the crowns? Have trees been pruned?
- Are plants, trees, and lawns watered to keep them from become dry?

In order to maintain our Firewise certification for the neighborhood, we have activities to be completed over the next couple years such as education and further information gathering. We are seeking volunteers to assist the Safety Committee with these activities. The time commitment is not likely to be high but "many hands make for lighter work". If you are interested in helping, please contact Tami Zuccolillo in the FNPOA office.

Stay safe everyone!

Greenbelt News

Our rainy season is winding down which means that Greenbelt irrigation is ramping up. Every year we get questions about water use on the Greenbelt, so let us review the process and parameters.

Greenbelt irrigation uses reclaimed water so watering the Greenbelt has zero impact on our local drinking water supply. While the water is safe for irrigation do not drink it or have your kids playing in it. It is intended solely for the grass and trees.

In addition, the Greenbelt is divided into zones. It takes a full twelve hours for the entire Greenbelt to be watered. It is currently set up to begin in the evening so that it is completed by early morning thereby minimizing the impact on Greenbelt usage.

Every once in a while, irrigation valves get stuck. Please notify the First Neighborhood Office at 818 889 0632 if you notice any abnormalities in the watering cycles. Thank you neighbors and, as always, enjoy our Greenbelt.

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.